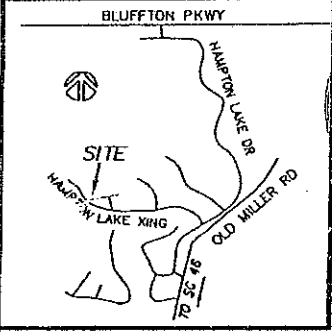


EXHIBIT "A"

DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land situate, lying and being in Beaufort County, Bluffton Township, Town of Bluffton, State of South Carolina known as Phase I of Tract 6 Parcel 1 Hampton Lake as more particularly shown on the plat prepared by Coastal Surveying Co., Inc., Mack W. Thomas III, S.C.P.L.S #14531 dated July 19, 2007 and recorded in Record Plat Book 120 at Page 182 Office of the Register of Deeds for Beaufort County, South Carolina.



TOWN OF BLUFFTON  
 JUL 20 2007 APPROVED  
 PLANNING & GROWTH DEPT.

Exhibit A-1

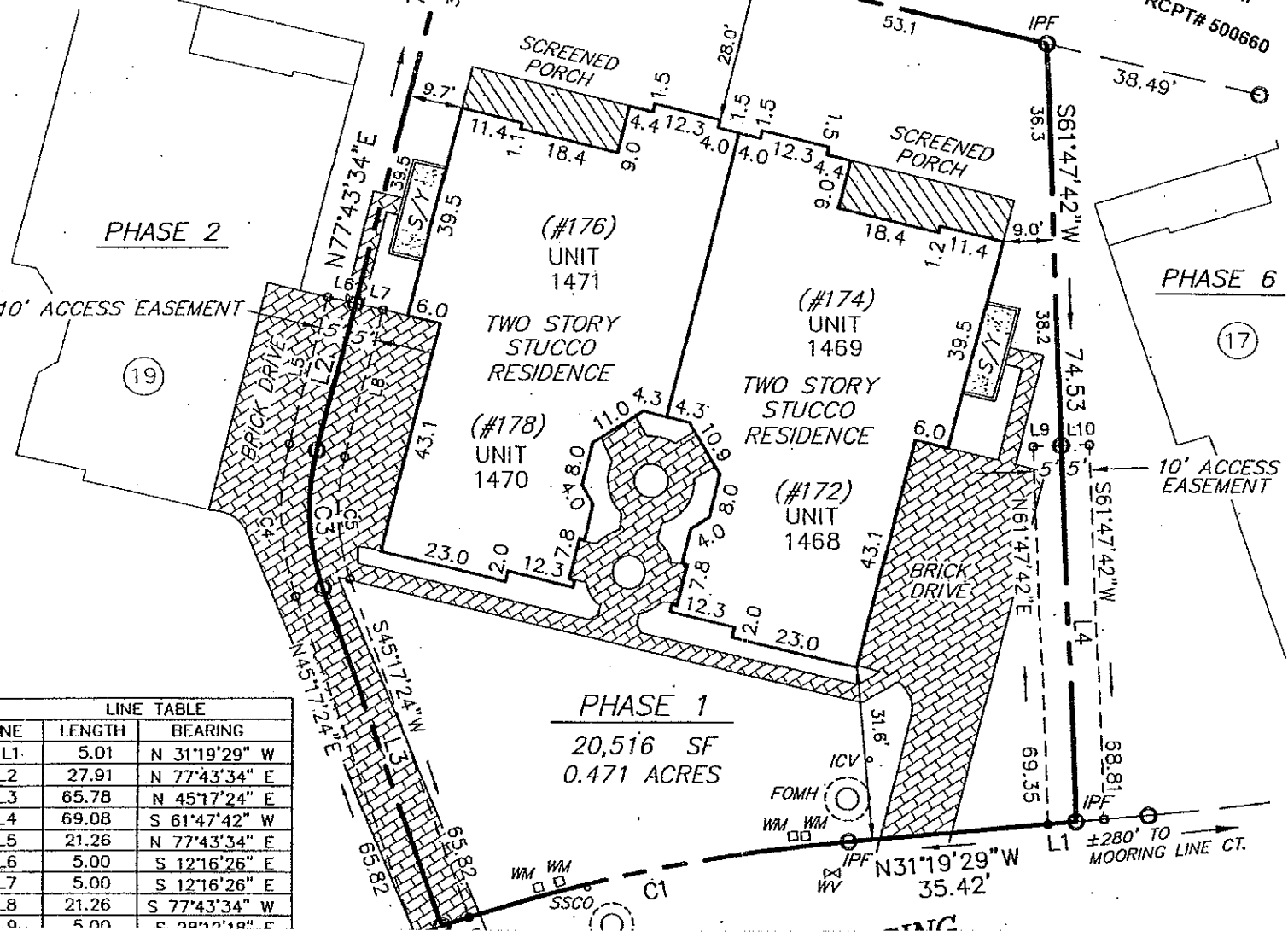
N/F  
 HAMPTON LAKE, LLC  
 R614 037 000 0214  
 (LAKE)



BEAUFORT COUNTY SC-- ROD  
 BK 00120 PGS 0182-0189  
 DATE: 07/20/2007 01:00:14 PM  
 INST # 2007055251 RCPT# 500660

I:\SUBDIVISIONS\HAMPTON LAKE\TRACTS\tract 6\1404-PH1-P1-T6\_ASS.dwg 7/19/2007 3:01:10 PM EST

VICINITY MAP  
 NOT TO SCALE



PHASE 1  
 20,516 SF  
 0.471 ACRES

LINE	LENGTH	BEARING
L1	5.01	N 31°19'29" W
L2	27.91	N 77°43'34" E
L3	65.78	N 45°17'24" E
L4	69.08	S 61°47'42" W
L5	21.26	N 77°43'34" E
L6	5.00	S 12°16'26" E
L7	5.00	S 12°16'26" E
L8	21.26	S 77°43'34" W
L9	5.00	S 22°10'18" E

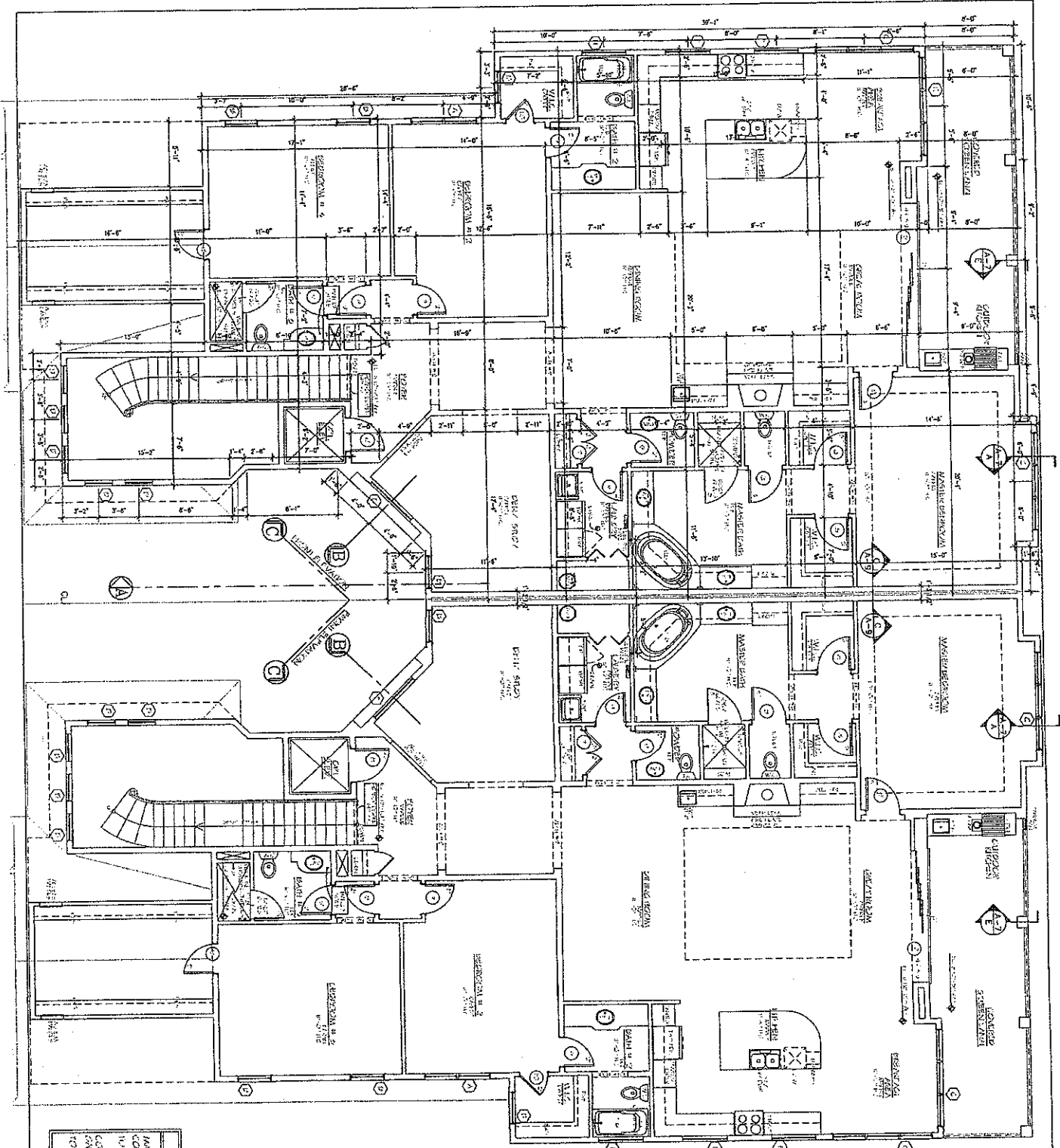
EXHIBIT "B"  
FLOOR PLANS

The floor plans prepared by Arkiteknic, Inc. include the following items:

<u>SHEET NUMBER</u>	<u>DESCRIPTION</u>
A-2	First Floor Plan (Two Bedroom)
A-3	Second Floor Plan (Three Bedroom)
A-4	Front and Right Elevation
A-5	Left Elevation
A-6	Roof Plan
A-10	First and Second Floor Plans Single Building
A-11	Side Elevation and Roof Plan (Single Building)

The above-referenced Floor Plans have been recorded in the Office of The Register of Deeds for Beaufort County, South Carolina in Plat Book 120 at Page 182.





**SECOND FLOOR PLAN  
THREE BEDROOM UNIT**

SQUARE FOOTAGE THREE BED UNIT	
MAIN FLOOR HEATED COVERED PORCH	5,383 S.F.
10.00% LIVING SERVICE	3,726 S.F.
CONCILIABLE ENTRY CHANGE	15 S.F.
TOTAL UNDER ROOF	4,181 S.F.

REVISION DATE	
NO. 1	10/1/00
NO. 2	10/1/00
NO. 3	10/1/00
NO. 4	10/1/00
NO. 5	10/1/00
NO. 6	10/1/00
NO. 7	10/1/00
NO. 8	10/1/00
NO. 9	10/1/00
NO. 10	10/1/00
SHEET NO.	<b>A-3</b>

**SHEET TITLE**  
SECOND FLOOR PLAN

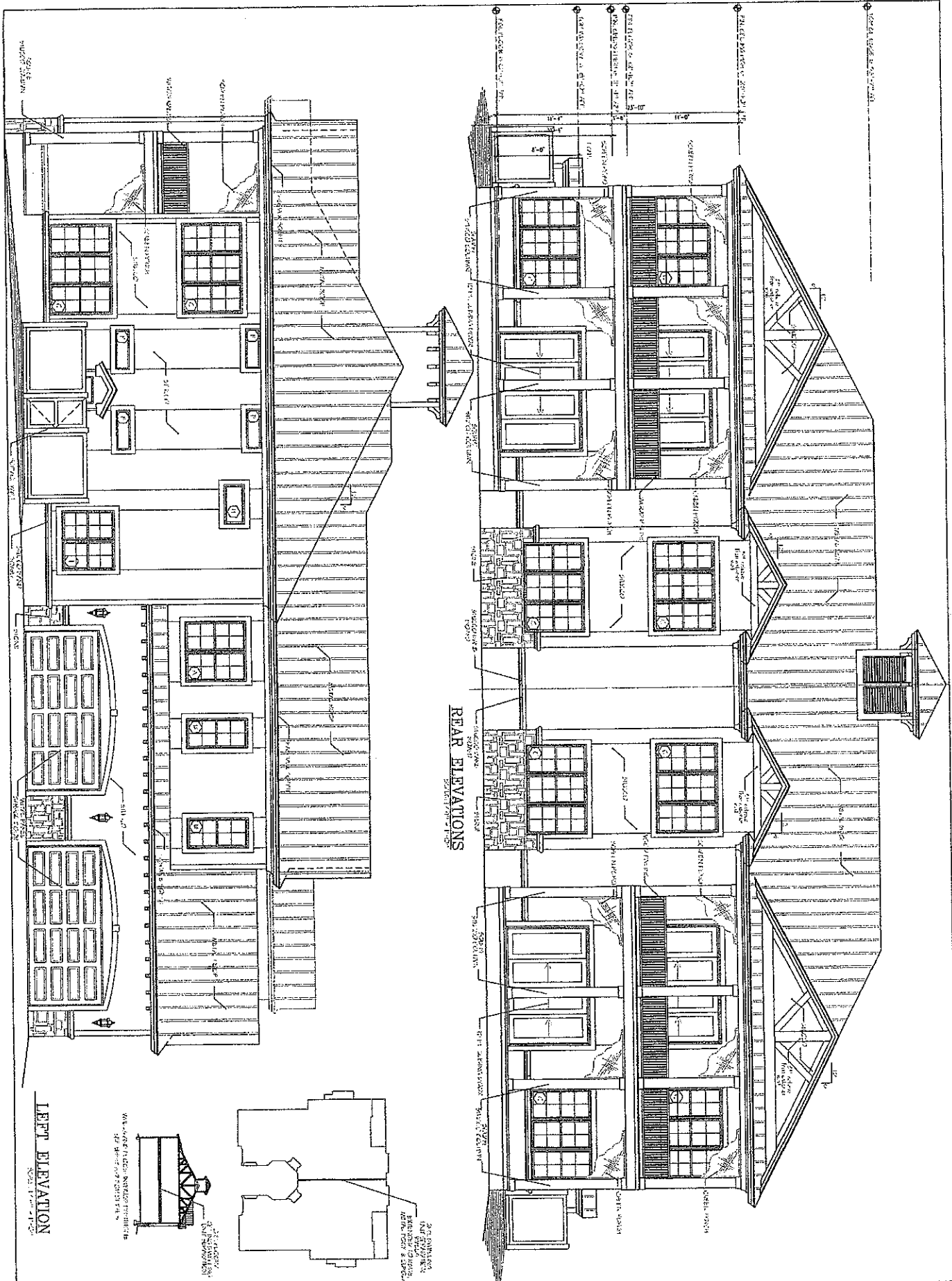
THIS DOCUMENT IS THE PROPERTY OF ARKITEKNIC, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ARKITEKNIC, INC. THE OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO THIS PLAN. THE OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO THIS PLAN. THE OWNER AND ARCHITECT SHALL BE RESPONSIBLE FOR ANY AND ALL CHANGES TO THIS PLAN.

**PROJECT :**  
**LAKE ESTATES**  
Two-Plex units: 1404-1408-1432-1435  
1444-1447-1472-1473  
Four-Plex units: 1400-1403-1408-1431  
1436-1443-1448-1471  
BLUFFTON, SC 29910



**ARKITEKNIC, INC**  
BLUFFTON VILLAGE  
12 JOHNSTON WAY Suite C  
BLUFFTON, SC 29910  
(843) 815 - 5585





REAR ELEVATIONS

LEFT ELEVATION

SHEET NO. A-5

REVISION DATE  
 1. 11/15/11  
 2. 11/15/11  
 3. 11/15/11  
 4. 11/15/11  
 5. 11/15/11  
 6. 11/15/11  
 7. 11/15/11  
 8. 11/15/11  
 9. 11/15/11  
 10. 11/15/11

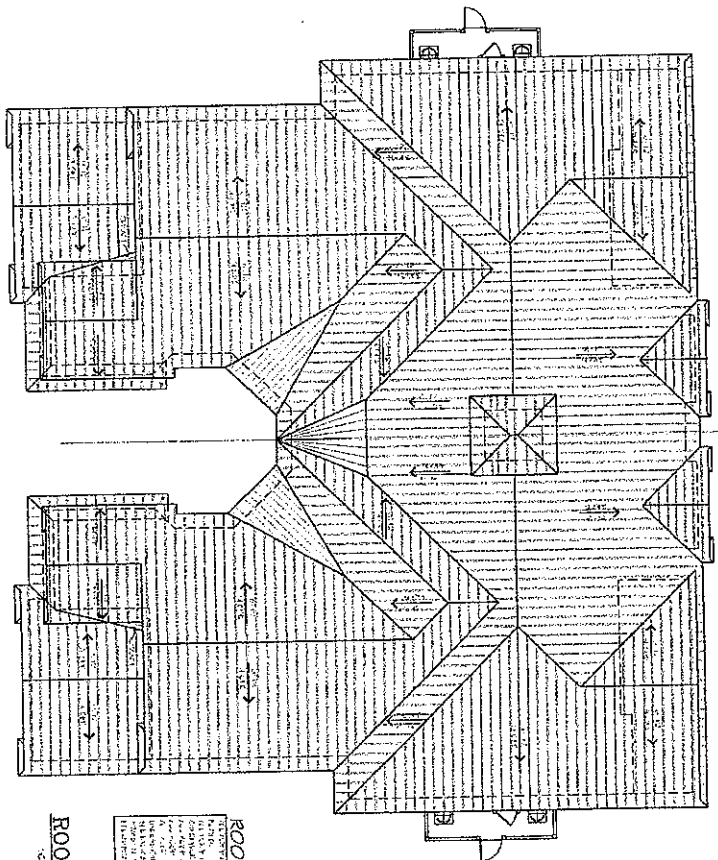
SHEET TITLE  
**REAR & LEFT ELEVATIONS**

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 ALL FINISHES ARE TO BE AS SHOWN ON THE DRAWINGS.  
 ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS SPECIFIED IN THE SPECIFICATIONS AND NOTES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FOUNDATIONS AND STRUCTURES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ROADS AND DRIVEWAYS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL ADJACENT PROPERTIES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING TREES AND LANDSCAPE.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING FOUNDATIONS AND STRUCTURES.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING ROADS AND DRIVEWAYS.

PROJECT : **LAKE ESTATES**  
 Two-Plex units: 1404-1408-1432-1435  
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 Four-Plex units: 1400-1403-1408-1431  
 1436-1443-1448-1471  
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 12 JOHNSTON WAY Suite C  
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**ROOF PLAN**  
SCALE: 1/8" = 1'-0"

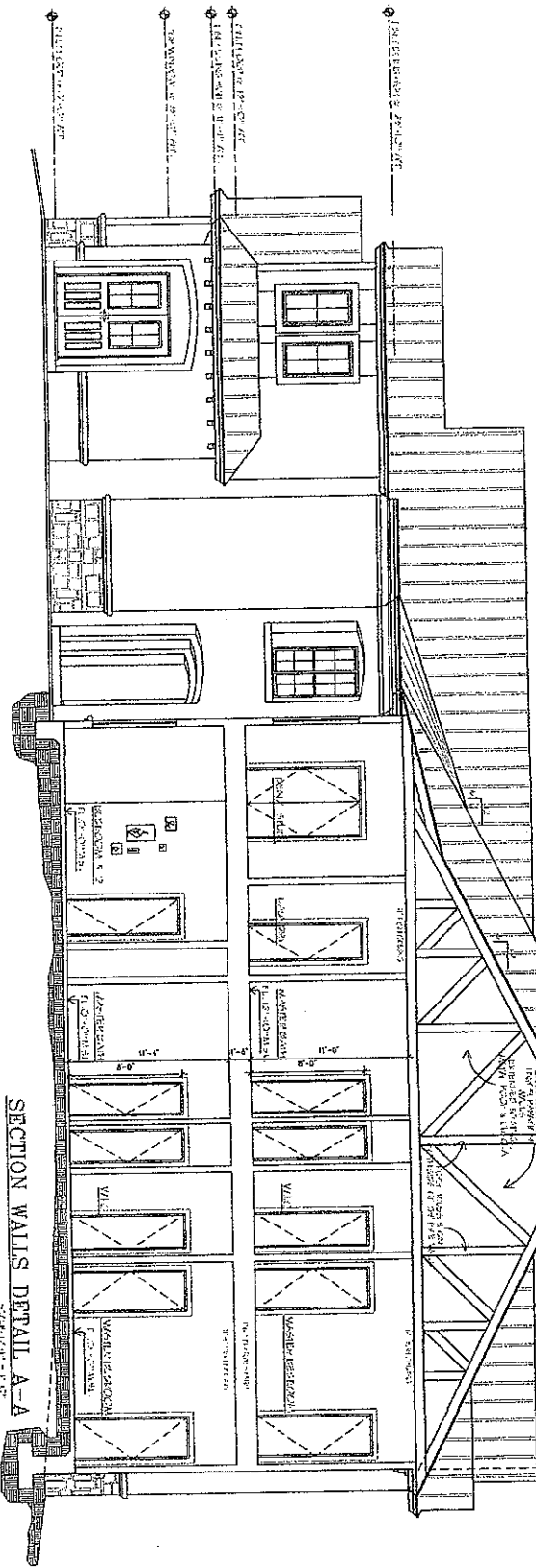
**ROOF NOTE:**  
1. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
2. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS.  
3. ALL ROOFING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ROOFING MANUFACTURER'S INSTALLATION INSTRUCTIONS.

**Window Schedule**

No.	Material	Type	Width	Height	Material	Remarks	Quantity
1	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	15
2	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
3	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
4	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
5	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
6	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
7	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
8	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
9	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
10	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
11	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11
12	WOOD	DOUBLE HUNG	3'-0"	4'-0"	WOOD	WOOD	11

**Door Schedule**

No.	Material	Width	Height	Door Material	Remarks	Quantity
1	WOOD	3'-0"	6'-0"	WOOD	WOOD	15
2	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
3	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
4	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
5	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
6	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
7	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
8	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
9	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
10	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
11	WOOD	3'-0"	6'-0"	WOOD	WOOD	11
12	WOOD	3'-0"	6'-0"	WOOD	WOOD	11

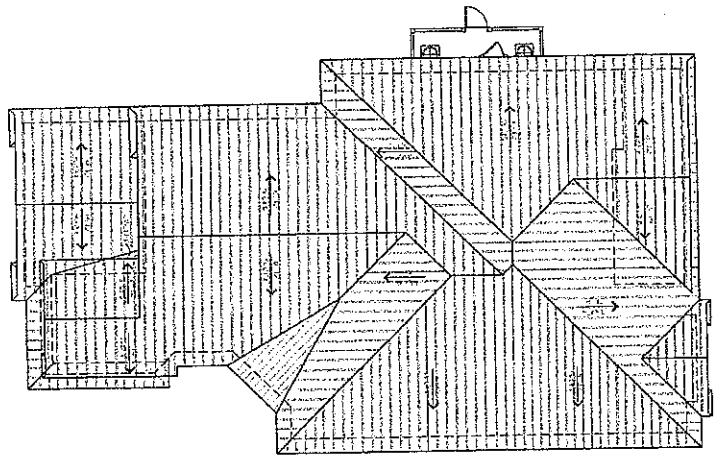


**SECTION WALLS DETAIL A-A**  
SCALE: 1/4" = 1'-0"

<p><b>A-6</b></p>	<p><b>PROJECT :</b> <b>LAKE ESTATES</b></p> <p>Two-Plex units: 1404-1408-1432-1435 1444-1447-1472-1473</p> <p>Four-Plex units: 1400-1403-1408-1431 1436-1443-1448-1471</p> <p>BLUFFTON, SC 29910</p>	<p><b>ARKITEKNIC, INC</b></p> <p>BLUFFTON VILLAGE 12 JOHNSTON WAY Suite C BLUFFTON, SC 29910 (843) 815-5585</p>
	<p><b>SHEET TITLE</b> <b>ROOF PLAN &amp; SECTION A-A</b></p>	

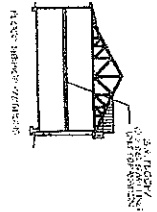




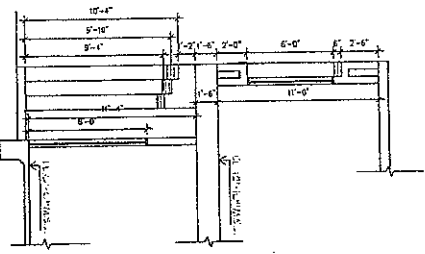


**ROOF NOTE**  
 ALL ROOF JOISTS SHALL BE 2" X 8" SPACED @ 16" O.C. UNLESS OTHERWISE NOTED.  
 ALL ROOF SHEATHING SHALL BE 1/2" CDX 5 PLY UNLESS OTHERWISE NOTED.  
 ALL ROOF FLASHING SHALL BE 30 MIN. WATER RESISTANT BARRIER WITH 2" X 4" FLASHING UNLESS OTHERWISE NOTED.  
 ALL ROOF VENTS SHALL BE 18" DIA. UNLESS OTHERWISE NOTED.  
 ALL ROOF DRAINAGE SHALL BE TO THE STREET UNLESS OTHERWISE NOTED.  
 ALL ROOF GUTTERS SHALL BE 6" WIDE UNLESS OTHERWISE NOTED.  
 ALL ROOF TRIM SHALL BE 1" X 4" UNLESS OTHERWISE NOTED.  
 ALL ROOF FLASHING SHALL BE 30 MIN. WATER RESISTANT BARRIER WITH 2" X 4" FLASHING UNLESS OTHERWISE NOTED.

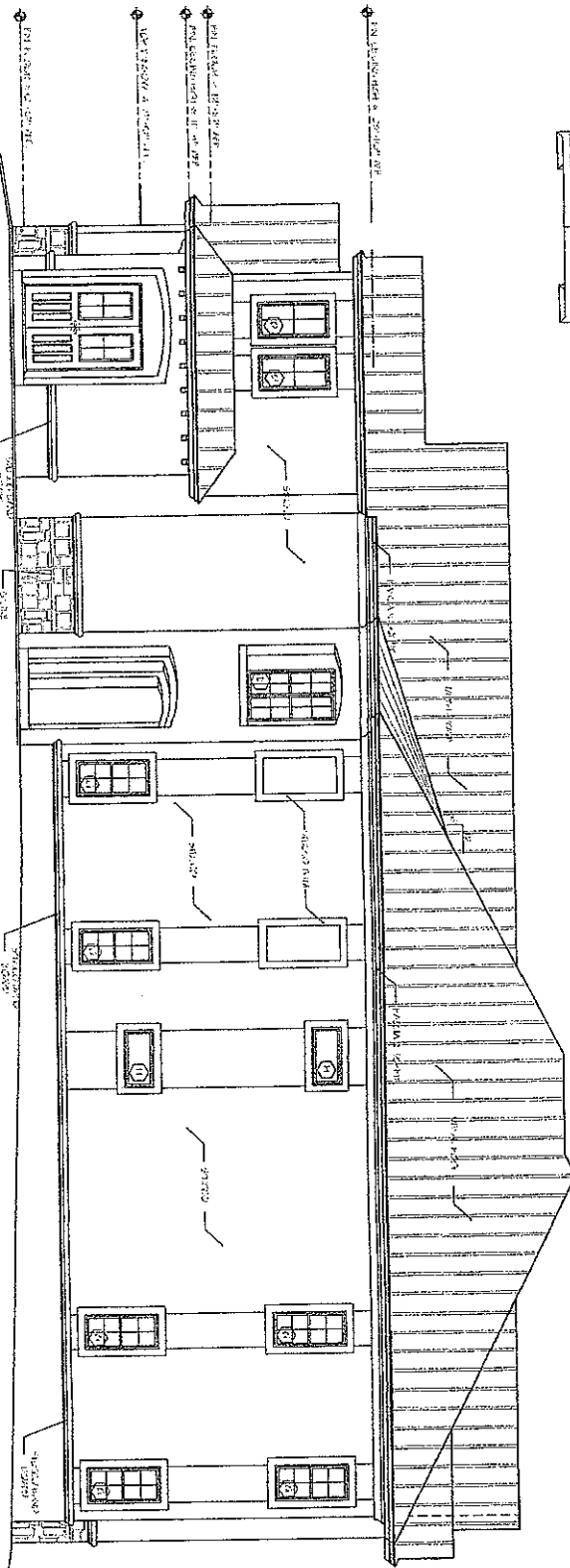
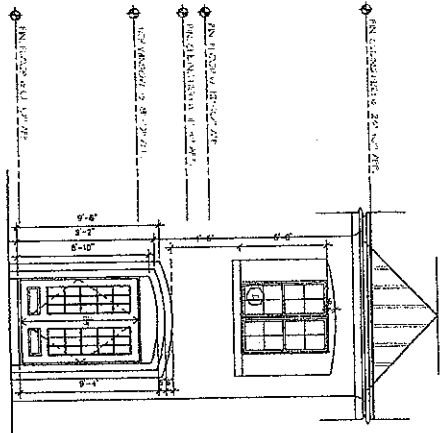
**ROOF PLAN SINGLE BUILDING**  
 SCALE 1/8" = 1'-0"



**SECTION WALLS DETAIL B-B**  
 SCALE 1/4" = 1'-0"



**FRONT ELEVATIONS 'C'**  
 SCALE 1/4" = 1'-0"



**SIDE ELEVATION SINGLE BUILDING**  
 SCALE 1/4" = 1'-0"

<b>A-11</b>	SHEET NO.	REVISION DATE	SHEET TITLE
			<b>SIDE ELEV. &amp; ROOF PLAN SINGLE BUILDING</b>

**PROJECT :** LAKE ESTATES  
 Two-Plex units: 1404-1408-1432-1435  
 1444-1447-1472-1473  
 Four-Plex units: 1400-1403-1408-1431  
 1436-1443-1448-1471  
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**ARKITEKNIC, INC**  
 BLUFFTON VILLAGE  
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EXHIBIT "C"

Site Plan

SCALE 1:40

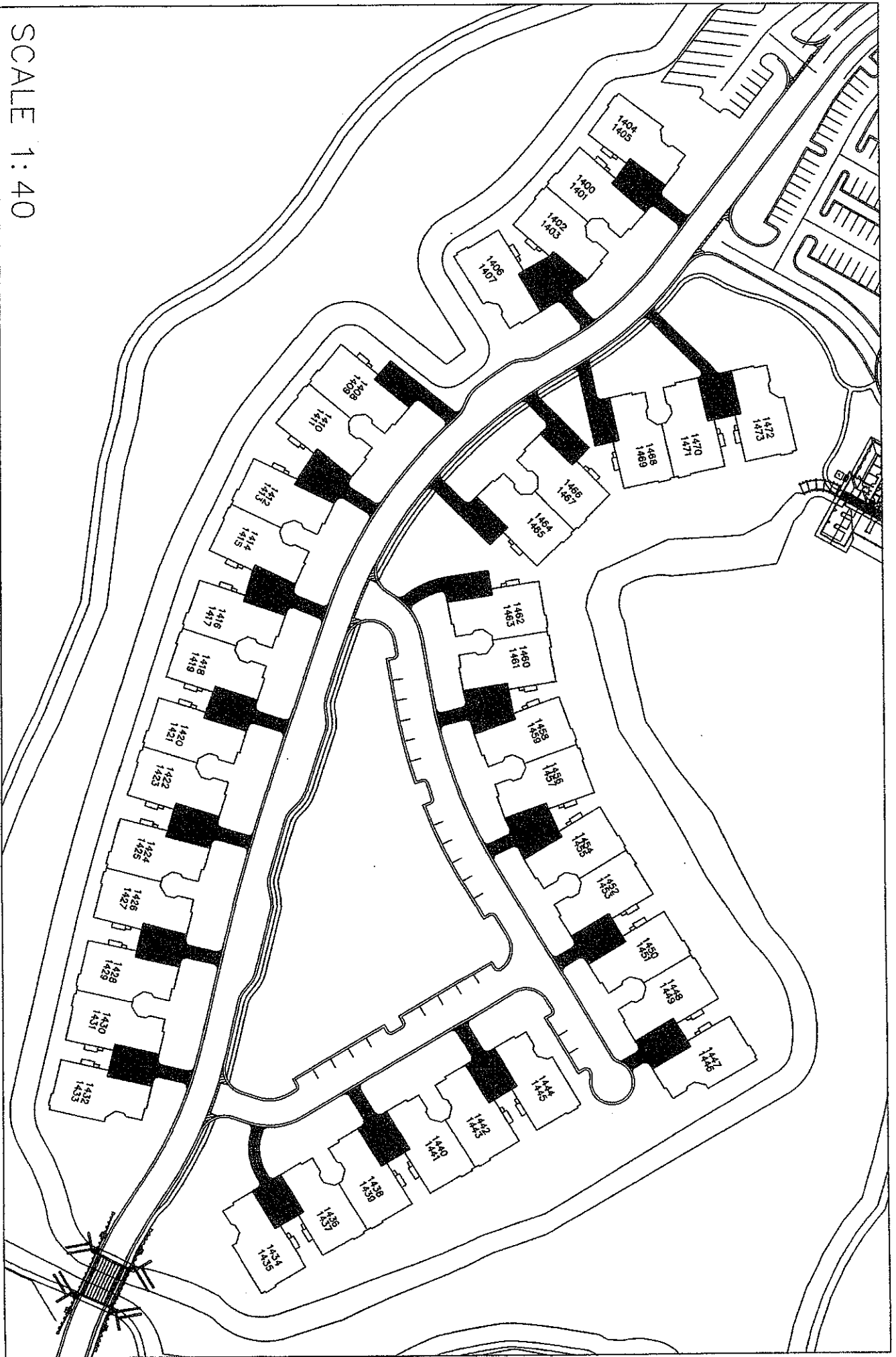



EXHIBIT "D"


ARCHITECT'S CERTIFICATE

This is to certify that, to the best of the knowledge of the undersigned, Phase I of Lake Estates Horizontal Property Regime, consisting of four (4) Residences numbered as follows: 1468, 1469, 1470 and 1471, have been built substantially in accordance with the Floor Plans more particularly described in Exhibit "B" attached to this Master Deed, except for minor variations which are customary in projects of this nature.



Robert L. Norman, AIA  
21 West Park Avenue  
Savannah, GA 31401  
SC Registered Architect #6007

SWORN to before me this 25<sup>th</sup>  
day of July, 2007.

 (L.S.)  
Notary Public for GA  
My Commission Expires 9-28-09

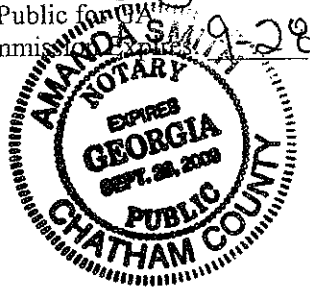


EXHIBIT "E"

WALK THROUGH DESCRIPTION OF Residence TYPES

## EXHIBIT "E"

### Walk Through Description

Residential Building 18 consist of four Residential Units located in one two story Building. Each unit in the Building is individually numbered and described as Units 1468, 1469, 1470 and 1471. Each of the Residential Units has a separate entrance door off of the exterior of each Building containing Residential Units and each Unit is a one-story flat. The Units are located on the first and second floors of the Building.

There is one Residential Building which permits have been issued in Phase I of the Lake Estates Horizontal Property Regime. The Residential Building contains two two-bedroom Residential Units numbered 1468 and 1470 and two three-bedroom units numbered 1469 and 1471. The two bedroom Units are located on the ground floor and the three bedroom units are located on the second floor. There are two floor plans used in Phase I.. A walk through description for each floor plan is as follows:

#### **TWO BEDROOM UNITS-BUILDING 18**

The two bedroom units are know as Keowee units and comprise approximately 3,082 square feet. The square footage under roof includes a living area containing a dining area, kitchen with eating area and living room, a master bedroom, second bedroom with full bath, a half bath powder room, two car garage, laundry room, study/den and covered screened porch. The Residential Unit is on the ground level of a two story building. Access is by a door off a common entry patio for the entire building.

Through the front door is small hallway to the right which leads to a one-half bath powder room and coat closet. Continuing to enter the Unit, the first door on the left enters a second bedroom. The bedroom includes a double closet and full bath.

Continuing down the entry hall is a small hall to the right leading to a door to access the two car garage and to a laundry room.

Continuing down the entry hall you enter a large living area containing a dining area, kitchen with eating area and living area all contained in a large open area. The kitchen is defined by a large island with counter top and drop in sinks. The kitchen area contains an eating area.

From the living area continue through a door to the right and enter a study with a wall of built in book cases.

From the living area continue through a door to the right and enter the master bedroom. The master bedroom includes master bath room, walk in shower, his and her walk in closets, separate toilet closet and bedroom.

Continuing to the end of the living area and enter the outdoor porch which is across the back of the unit for the width of the living area. The porch is covered and screened.

### **THREE BEDROOM UNITS-BUILDING 18**

The three bedroom units are know as Hartwell units and comprise approximately 4,191 square feet. The square footage under roof includes a living area containing a dining area, kitchen with eating area and living room, master bedroom, second bedroom with full bath, third bedroom with full bath, study/den, one-half bath powder room, laundry room and covered screen porch. The Residential Unit is on the second floor of a two story building. Access is by a door off a common entry patio for the building.

Through the front door you open to an entry area that contains a staircase to the second floor, a coat closet and door to the two car garage. The stairs contain 21 steps and a landing area to enter the main living area. At the top of the steps there is a coat closet to the right and a closet available for elevation to the left.

A small hall to the right leads to two bedrooms. The third bedroom contains a full bath and walk in closet. The second bedroom contains a full bath and walk in closet.

After passing the door to the two bedrooms on the left side opens to a study with built in bookcases.

At the end of the entry hall enter a large living area containing a dining area, kitchen and living area all open area. The kitchen is defined by a large island with counter top and drop in sinks. The kitchen area contains an eating area.

To the left of the main living area enter a hall leading to a linen closet, one-bath powder room and a laundry room. There is a utility closet in the laundry room.

From the living area continue through a door to the right and enter the master bedroom. The master bedroom includes a master bath room, walk in shower, his and her walk in closets, separate toilet closet and bedroom

Continuing to the end of the living area and enter the outdoor porch which is across the back of the unit for the width of the living area. The porch is covered and screened.



EXHIBIT "F"

DESCRIPTION OF ADDITIONAL PROPERTY

All that certain parcels of land as shown on the plat of Hampton Lake Tract 6 recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Book 116 Page 32. The parcels are shown as Parcels 2,3, 4, 5,6,7 and 8 in addition to the balance of Parcel 1 shown on Phase 2 and Phase 6 on Plat for Parcel 1 of Tract 6 Hampton Lake recorded in Book 120 Page 179 Office of the Register of Deeds for Beaufort County, South Carolina.

EXHIBIT "G"

DESCRIPTION OF PERCENTAGE INTEREST IN COMMON ELEMENTS

PHASE I:

<u>Residence NUMBER</u> <u>ELEMENTS</u>	<u>STATUTORY VALUE</u>	<u>PERCENTAGE INTEREST IN COMMON</u>
1468	\$699,000	22.58%
1469	\$849,000	27.42%
1470	\$699,000	22.58%
1471	\$849,000	27.42%
Total	\$3,096,000	100%