

Grande Ocean

EXHIBIT "A-1"
SEVENTH AMENDMENT TO MASTER DEED OF
GRANDE OCEAN RESORT HORIZONTAL PROPERTY REGIME

LEGAL DESCRIPTION OF ALL PHASES

ALL those certain pieces, parcels or tracts of land situate, lying and being on Hilton Head Island, Beaufort County, South Carolina, shown and described as Phase 1 (1.352 acres), Phase 2 (0.543 acres), Phase 3 (0.845 acres), The North Recreational Parcel (1.355 acres), Phase 2 Annex to The North Recreational Parcel (0.122 acres), and Phase 3 Annex to The North Recreational Parcel (0.214 acres), Phases 4 and 5 (1.771 acres), and the CFB Parcel (0.338 acres), and Phases 6 and 7 (1.077 acres and 0.825 acres, respectively), Phase 8 (1.102 acres), Phases 9 and 10 (3.790 acres) and Phase 8-A Common Elements (4.856 acres and 0.390 acres) said acreages being more or less, on the plat entitled "As-Built Survey of Grande Ocean Resort Horizontal Property Regime, Phase 1 Through 10 (including Phase 8-A)" which plat was prepared by Surveying Consultants, Inc., and certified to by Terry G. Hatchell, R.L.S. (S.C.) #11059, which said plat is dated May 25, 1999, and is recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 70 at Page 94. The perimetrical boundaries of the property together is described by courses and distances, metes and bounds, as follows, to wit:

To find the Point of Beginning commence at a concrete monument located at State Plane Coordinates N.110,534.70 and E.2,072,876.39 which point marks the intersection of that 50 foot right-of-way known as Bayberry Street, with that 100 foot right-of-way known as South Forest Beach Drive and proceeding from said Point of Commencing along South Forest Beach Drive N63°42'51"E for a distance of 100.00 feet to the concrete monument located at State Plane Coordinates N110,578.98 and E2,072,966.04 which marks the Point of Beginning; from said Point of Beginning proceeding N63°42'51"E for a distance of 1150.00 feet to a concrete monument; thence proceeding S26°17'09"E for a distance of 511.78 feet to a point; thence proceeding S63°42'51"W for a distance of 51.42 feet to a point; thence proceeding S26°17'09"E for a distance of 40.65 feet to a point; thence proceeding N63°42'51"E for a distance of 11.42 feet to a point; thence proceeding S26°17'09"E for a distance of 17.57 feet to a point; thence proceeding N63°42'51"E for a distance of 3.65 feet to a point; thence proceeding S26°17'09"E for a distance of 146.89 feet to a point; thence proceeding along the approximate mean high water line S60°25'24"W for a distance of 1,051.73 feet to a point; thence proceeding N26°17'09"W for a distance of 355.18 feet to a point; thence proceeding N63°42'51"E for a distance of 50.00 feet to a point; thence proceeding S26°17'09"E for a distance of 67.46 feet to a point; thence proceeding S63°42'51"W for a distance of 21.94 feet to a point; thence proceeding S26°40'45"E for a distance of 40.00 feet to a point; thence proceeding N63°42'51"E for a distance of 57.74 feet to a point; thence proceeding N26°17'09"W for a distance of 40.00 feet to a point; thence proceeding S63°42'51"W for a distance of 36.08 feet to a point; thence proceeding N26°17'09"W for a distance of 67.46 feet to a point; thence proceeding S63°42'51"W for a distance of 50.00 feet to a point; thence proceeding N26°17'09"W for a distance of 270.00 feet to a point; thence proceeding S63°42'51"W for a distance of 100.00 feet to a point; thence proceeding N26°17'09"W for a distance of 170.00 feet to the concrete monument which marks the Point of Beginning.

In case of conflict, if any, between the above courses and distances, metes and bounds description and the above mentioned plat of record, said plat shall be controlling.

(17745)

J. A. JORDAN
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ATTORNEYS AND
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Exhibit "A-1" to Seventh Amendment to Master Deed of Grande Ocean Resort Horizontal Property Regime

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OR BK 01492 PAGE 2135

BOOK 1790
FINAL - 2003

EXHIBIT "A"
EIGHTH AMENDMENT TO MASTER DEED OF
GRANDE OCEAN RESORT HORIZONTAL PROPERTY REGIME

DESCRIPTION OF LAND - PHASE 8-B

PHASE 8-B

ALL those certain pieces, parcels or tracts of land situate, lying and being in Hilton Head Island, Beaufort County, South Carolina shown and described as the 'Phase 8-A and 8-B, having and containing 1.102 Acres, more or less', on the plat entitled "As Built Survey of Grande Ocean Resort Horizontal Property Regime, Phase 1 Through 10 (Including Phase 8-A and 8-B), a Section of Forest Beach Subdivision, Hilton Head Island, Beaufort County, South Carolina", which plat was prepared by Surveying Consultants, Inc., and certified by Terry G. Hatchell, R.L.S. (S.C.) #11059, which said plat is dated May 26, 1993 and last revised September 7, 2001, and is recorded in the RMC Office for Beaufort County, South Carolina, in Plat Book 83 at Page 89. The property (Phase 8-B, which is a part of the Phase 8 Property) is described by courses and distances, metes and bounds in the Fifth Amendment to Master Deed recorded in Deed Book 916 at Page 603. For further reference to the metes and bounds, courses and distances of the aforementioned Property, reference is had to above-mentioned plat of record.

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, including the guard house, shown on the above described plat of Grande Ocean Resort Property, said reservation being unto the Declarant herein, its successors and assigns and Grantees.

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 recreational facilities, drainage facilities, lagoons, and the like, pertaining to Grande Ocean Resort 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 an easement appurtenant for the use, ingress and egress of the recreational facilities presently located or to be located on the Recreational Parcels and in the CFB Parcel described in the Master Deed, said reservation more particularly described as set forth in Article XIII of the Master Deed.

FURTHER, with reference to the access off of South Forest Beach Drive over what was formerly Alder Lane, Declarant specifically reserves the right to grant to others, including adjacent owners and members of public, the right of ingress and egress.

FURTHER, with respect to those Common Elements described in Article VIII of the Seventh Amendment as the 0.390 acre tract and the 4.856 acre tract, Declarant specifically reserves the right to improve said

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Exhibit "A" to Eighth Amendment to Master Deed of Grande Ocean Resort Horizontal Property Regime

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