

EXHIBIT A

PROPERTY DESCRIPTION

ALL that certain piece, parcel or tract of land, situate, lying and being on the Isle of Palms, Charleston, South Carolina, known and designated as TRACT E, BLOCK G-1, containing 4.167 ACRES, being shown on a plat thereof entitled "Plat of Tract "E" Blocks "G-1" and "G-2", Isle of Palms Beach and Racquet Club, City of Isle of Palms, Charleston County, South Carolina" prepared by Joel P. Porcher, C.E. & L.S., dated January 25, 1984 and recorded in the R.M.C. Office for Charleston County in Plat Book AZ at Page 91.

SAID 4.167 ACRE TRACT BEING MORE FULLY DESCRIBED with reference to the said plat as follows:

Commencing at a concrete monument on the Southeastern edge of the right-of-way of Palmetto Drive, said point being approximately 3807.13 feet northeast along Palmetto Drive from the intersection of Palmetto Drive and Dunecrest Lane, said point being the POINT OF BEGINNING; thence along the right-of-way of Palmetto Drive on an arc having a radius of 388.10 feet and curving to the left for a chord of North 18° 48' 27" East a distance of 89.51 feet to an iron pipe; thence turning and running North 86° 55' 03" East a distance of 328.38 feet to an iron pipe; thence turning and running North 52° 58' 48" East a distance of 57.42 feet to an iron pipe; thence turning and running South 82° 61' 12" East a distance of 191.09 feet to an iron pipe; thence turning and running South 48° 05' 10" East a distance of 100.00 feet to an iron pipe; thence turning and running South 32° 40' 28" East 241.79 feet to an iron pipe; thence turning and running South 41° 54' 59" West a distance of 280.76 feet to an iron pipe; thence turning and running North 45° 00' 00" West a distance of 144.92 feet to a concrete monument; thence running North 45° 00' 00" West a distance of 373.08 feet to a concrete monument; thence turning and running South 45° 00' 00" West a distance of 63.04 feet to an iron pipe; thence running along an arc having a radius of 190.00 feet and curving to the left for a chord of North 82° 40' 49" West a distance of 175.00 feet to an iron pipe; thence turning and running North 45° 00' 00" West a distance of 35.08 feet to a concrete monument, said point being the POINT OF BEGINNING.

The Grantor herein conveys all of its right, title and interest in and to that portion of the above described premises which lies below the mean high water mark of abutting tidal waters; however, all portions of the premises which lie below the mean highwater mark are specifically excepted from the warranty expressed herein.

Tract "E", Block "G-1" and Tract "E", Block "G-2" are subject to the following:

Declaration of Covenants and Restrictions of the Isle of Palms Beach and Racquet Club Community Association dated April 5, 1977, and recorded in the R.M.C. Office for Charleston County in Book B-112, at Page 259, said covenants having been amended by Amendment dated September 18, 1980, and recorded in the R.M.C. Office aforesaid in Book Y-123, at Page 367, as made applicable by Declaration of Properties recorded in the R.M.C. Office for Charleston County in Book S-124, Page 242.

General Permit to Southern Bell dated October 20, 1976, and recorded in the R.M.C. Office for Charleston County in Book S-110, at Page 308.

BEING the same premises conveyed to WDOC Associates, a South Carolina Partnership, by Deed of Wild Dunes Associates, a South Carolina Partnership, dated March 1, 1984 and recorded on March 2, 1984 in Book L-135, Page 220

EXHIBIT B

<u>APARTMENTS</u>	<u>APARTMENT PERCENTAGE INTEREST</u>	<u>APARTMENT BASIC VALUE</u>
TYPE A: 111, 120, 211, 220, 311, 320, 411, 420, 511, 520	2.240%	
TYPE B: 112, 113, 114, 117, 118, 119, 212, 213, 214, 217, 218, 219, 312, 313, 314, 317, 318, 319, 412, 413, 414, 417, 418, 419	1.8492%	
TYPE C: 115, 116, 215, 216, 315, 316, 415, 416	1.9313%	
TYPE D: 512, 513, 514, 517, 518, 519	2.195%	
TYPE E: 515, 516	2.308%	

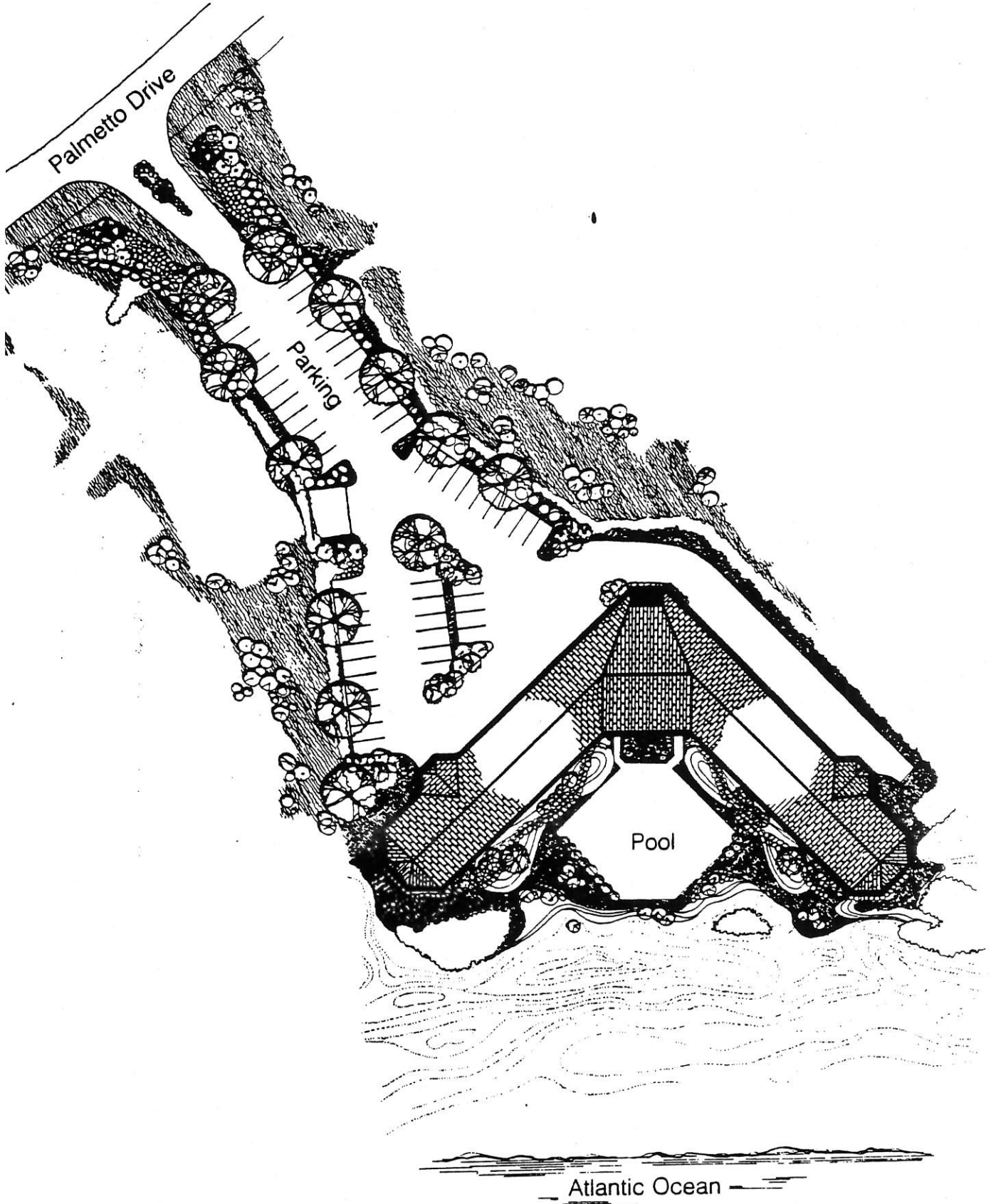
Total Basic Value

\$ _____

PROPOSED
Plan

EXHIBIT C

Seascape
at Wild Dunes



This is an artist's conception of the site plan for Seascape at Wild Dunes development. The developer reserves the right, to modify this plan for the property.

PROPOSED
Unit Location Plans

EXHIBIT D

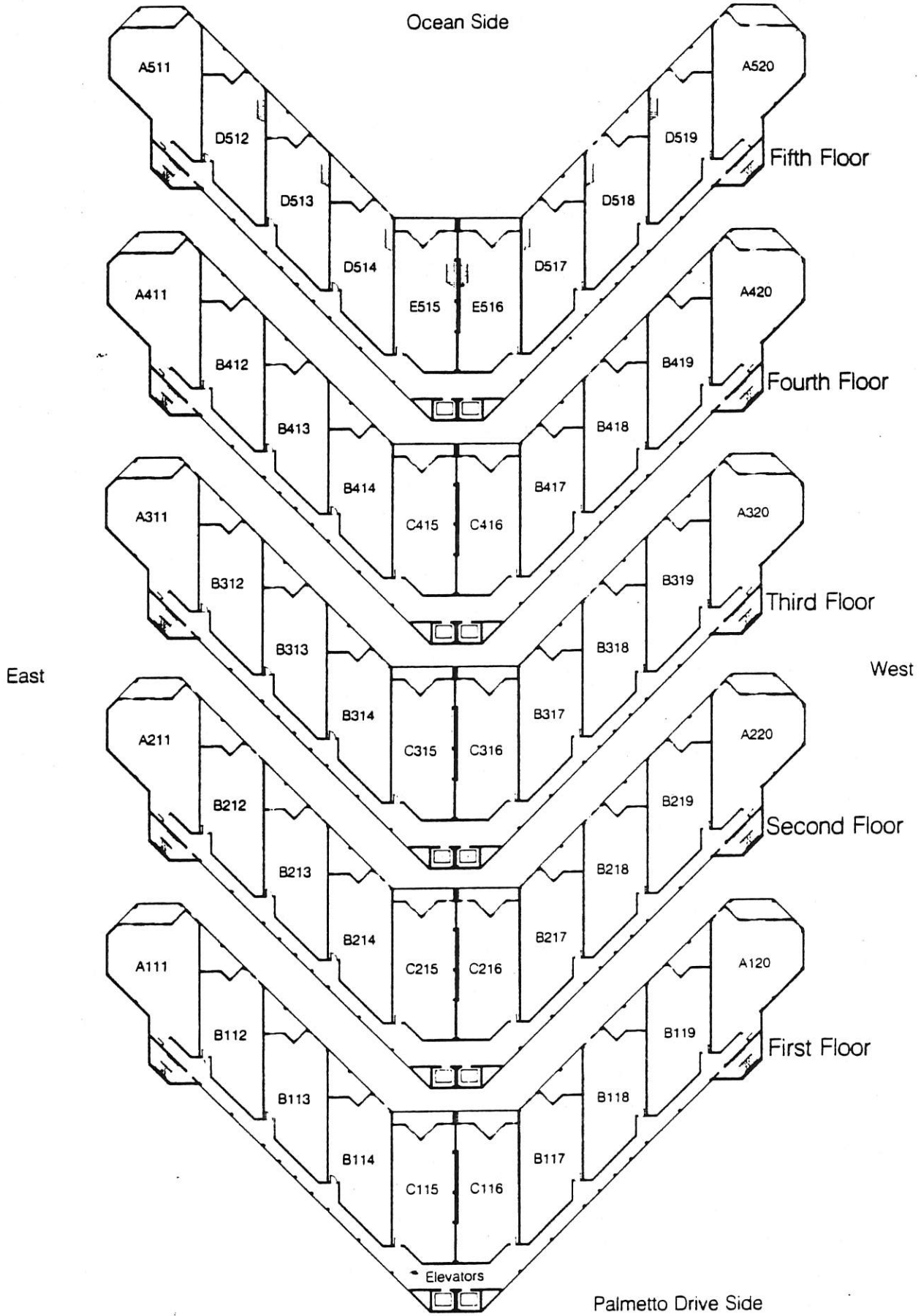


EXHIBIT D

Typical "A" Unit

3 Bedroom, 3 Bath Flat

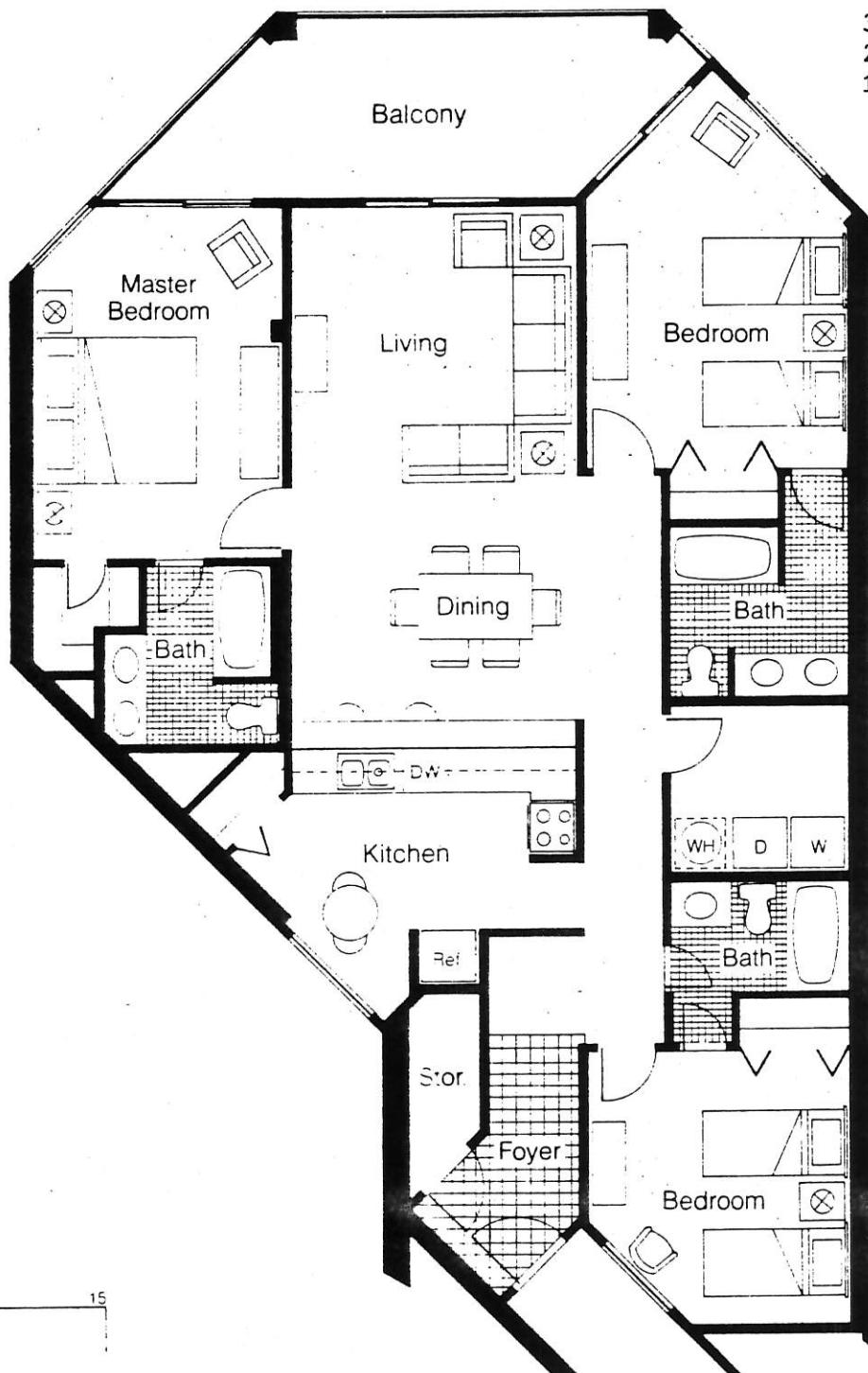


Left Hand Units

- 511
- 411
- 311
- 211
- 111

Right Hand Units

- 520
- 420
- 320
- 220
- 120



Graphic Scale



Total Sq. Feet 1838

Living Area 1635

Balcony Area 176

Storage Area 27

The developer reserves the right to make changes to the plans and specifications during construction.

EXHIBIT D

Typical "B" Unit
3 Bedroom, 2 Bath Flat

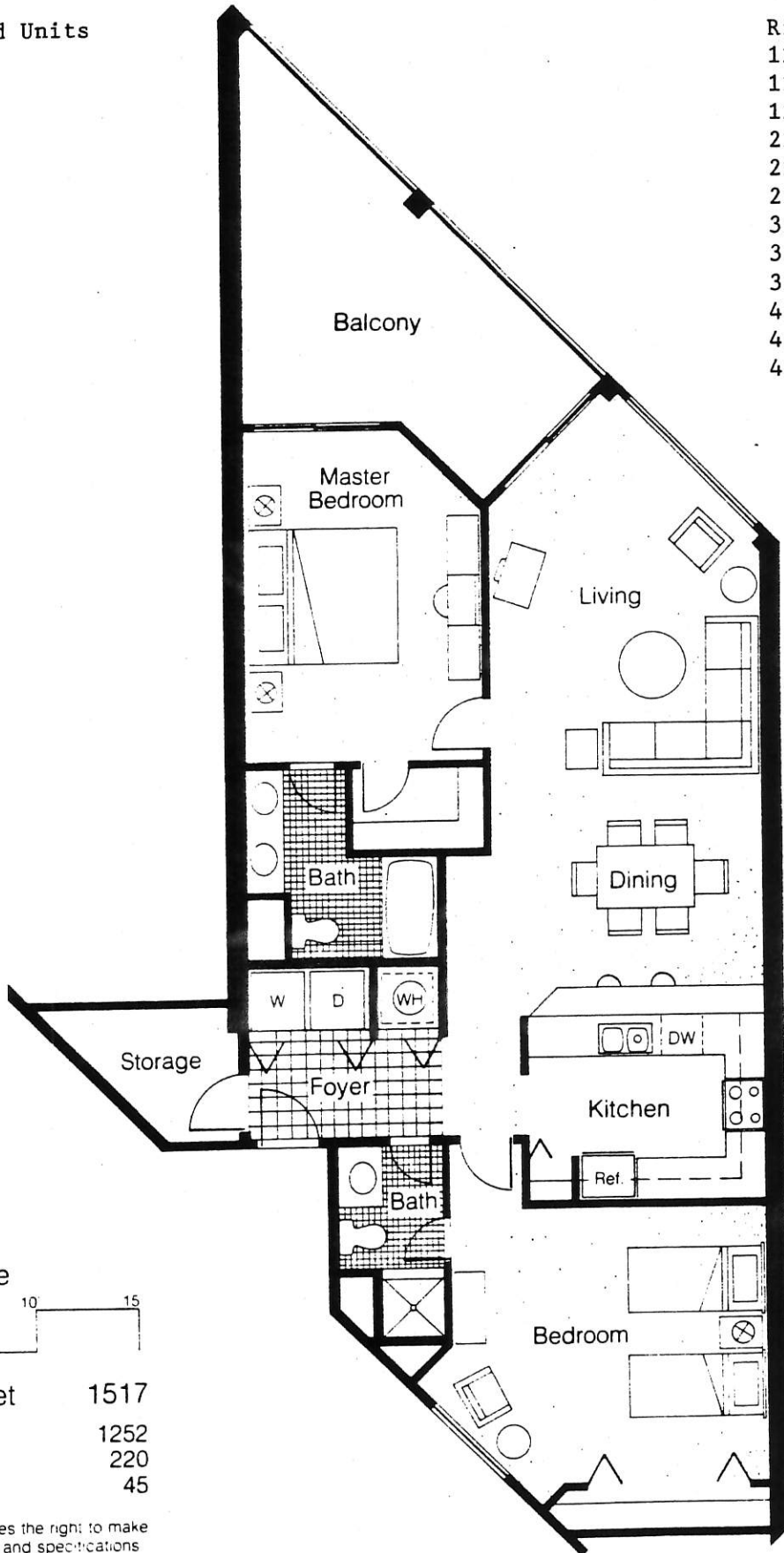


Left Hand Units

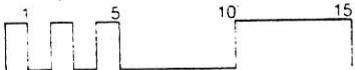
- 112
- 113
- 114
- 212
- 213
- 214
- 312
- 313
- 314
- 412
- 413
- 414

Right Hand Units

- 117
- 118
- 119
- 217
- 218
- 219
- 317
- 318
- 319
- 417
- 418
- 419



Graphic Scale



Total Sq. Feet	1517
Living Area	1252
Balcony Area	220
Storage Area	45

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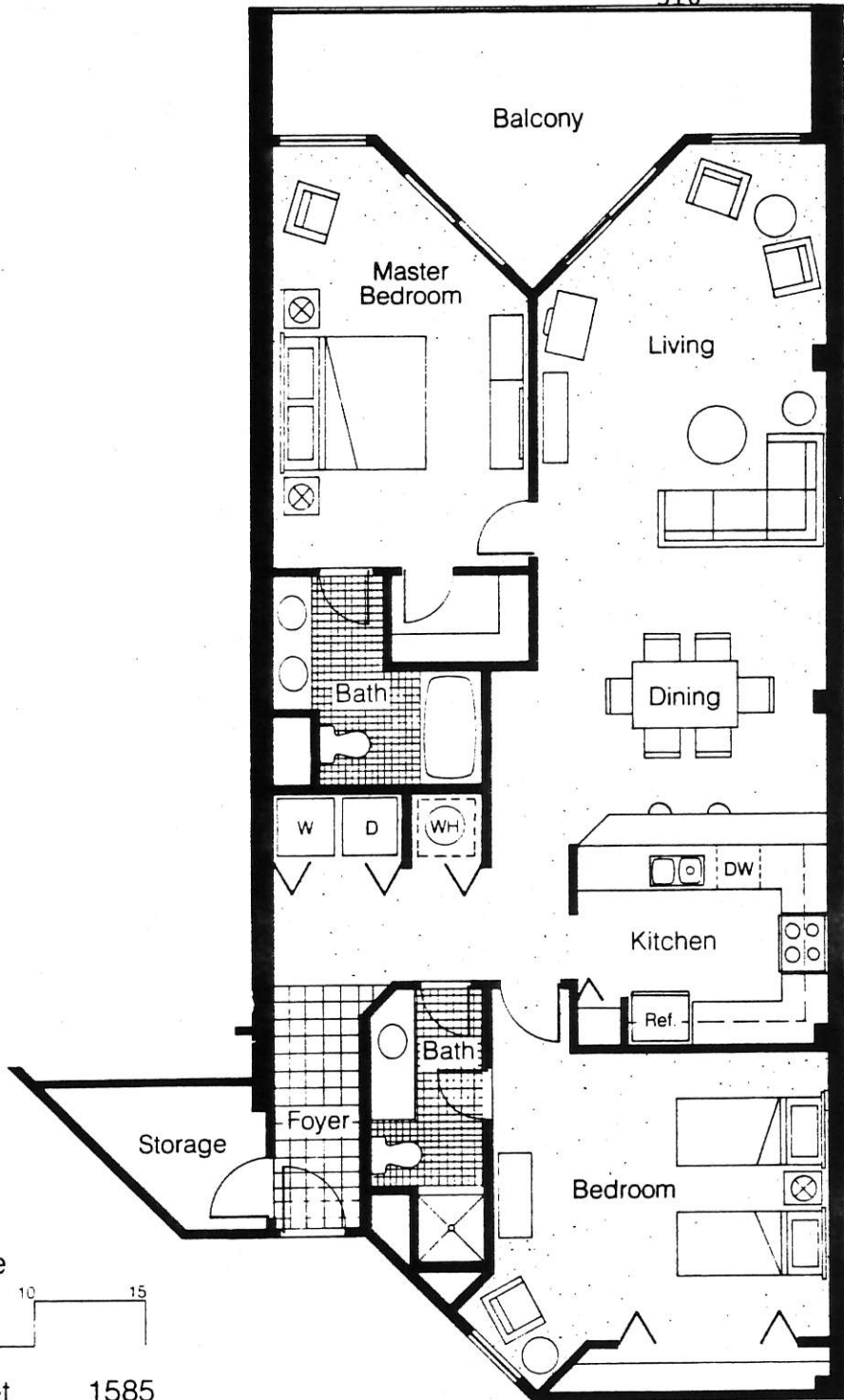
EXHIBIT D

Typical "C" Unit
2 Bedroom, 2 Bath Flat

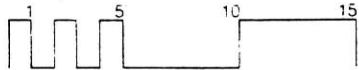


Left Hand Unit
115
215
315
415

Right Hand Unit
116 416
216
316



Graphic Scale



Total Sq. Feet	1585
Living Area	1360
Balcony Area	180
Storage Area	45

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EXHIBIT D

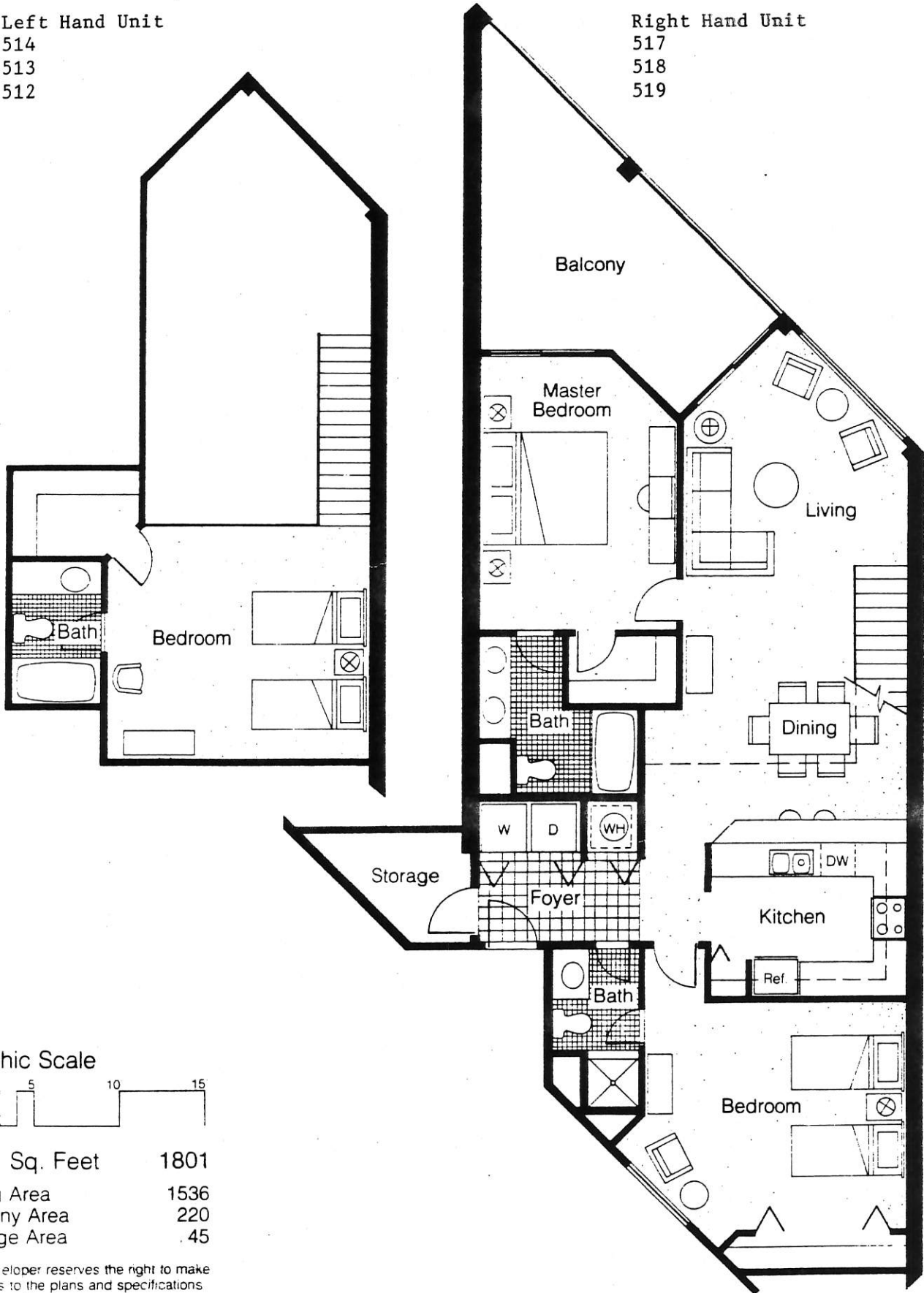
Typical "D" Unit

Bedroom, 3 Bath Townhouse

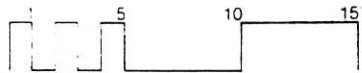


Left Hand Unit
514
513
512

Right Hand Unit
517
518
519



Graphic Scale



Total Sq. Feet	1801
Living Area	1536
Balcony Area	220
Storage Area	.45

The developer reserves the right to make changes to the plans and specifications during construction

EXHIBIT D

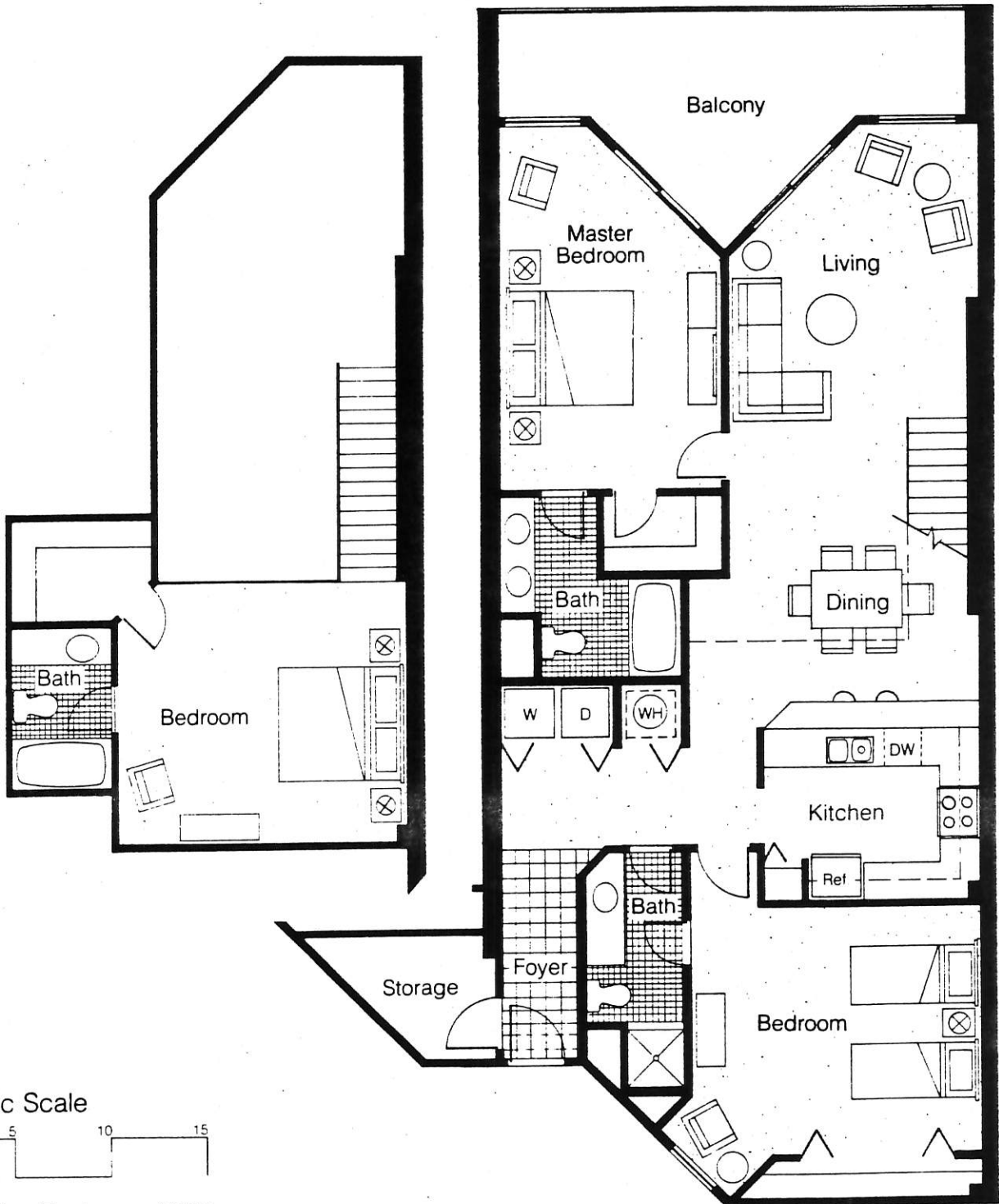
Typical "E" Unit

3 Bedroom, 3 Bath Townhouse



Left Hand Unit
515

Right Hand Unit
516



Graphic Scale



Total Sq. Feet.	1895
Living Area	1675
Balcony Area	180
Storage Area	45

The developer reserves the right to make changes to the plans and specifications during construction

EXHIBIT E

ENGINEER'S CERTIFICATION

I, Curtis W. Lybrand, Jr., Civil Engineer and Land Surveyor, certify that the buildings and improvements as shown and depicted in exhibits to the Master Deed establishing Seascape Villas Horizontal Property Regime attached herewith, are constructed within reasonable construction tolerances.

Curtis W. Lybrand, Jr.
Registered Civil Engineer and
Land Surveyor for the State of
South Carolina, #5770.

EXHIBIT F

SEASCAPE VILLAS
HORIZONTAL PROPERTY REGIME

The apartments include (a) the space enclosed by the unfinished surfaces of perimeter and interior walls, ceilings and floors thereof, including vents, doors, windows and such other structural elements that ordinarily are regarded as enclosures of space; (b) all interior dividing walls and partitions (including the space occupied by such walls or partitions); and (c) the decorated inner surfaces of said perimeter and interior walls (including the decorated inner surfaces of all interior loadbearing walls) and floors, ceilings, consisting (as the case may be) of paint, carpeting, tiles and all other furnishing materials and fixtures affixed or installed and for the sole and exclusive use of any dwelling space, commencing at the point of disconnection from the structural body of the building and from utility lines, pipes or systems serving the dwelling space. No pipes, wires, conduits or other public utility lines or installations constituting a part of the overall systems designed for the service of any particular dwelling space of a building, nor any property of any kind, including fixtures and appliances within any apartment, which are not removable without jeopardizing the soundness, safety or usefulness of the remainder of the building shall be deemed to be a part of any apartment.

The Seascape Condominium Project consists of a single building which contains five (5) levels of ten (10) apartments for a total of fifty (50) apartments with covered parking at the ground level. The different types of apartments are described as follows:

TYPE A - Apartments 111, 120, 211, 220, 311, 320, 411, 420, 511 and 520 are one story flats located on the ends of the 1st through 5th floors of the Building respectively with a foyer, living room, dining room, kitchen with appliances, pantry, utility room with washer, dryer and hotwater heater, 3 bedrooms, 3 bathrooms, 3 closets, storage room and balcony.

TYPE B - Apartments 112, 113, 114, 117, 118, 119, 212, 213, 214, 217, 218, 219, 312, 313, 314, 317, 318, 319, 412, 413, 414, 417, 418 and 419 are interior Apartments located on the 1st through 4th floors of the Building respectively with a foyer, living room/dining room, kitchen with appliances, pantry, utility room with washer and dryer, utility room with hot water heater and air handler, 2 bedrooms, 2 bathrooms, 2 closets, storage room and balcony.

TYPE C - Apartments 115, 116, 215, 216, 315, 316, 415 and 416 are one story flats located in the center of the Building adjacent to the elevators on the 1st through the 4th floors respectively with a foyer, living room/dining room, kitchen with appliances, pantry, utility room with a washer and dryer, closet with a hot water heater, 2 bedrooms, 2 bathrooms, 2 closets, storage room and balcony.

TYPE D - Apartments 512, 513, 514, 517 518 and 519 are one story flats with a loft. The Apartments are located on the 5th floor of the Building with a foyer, living room/dining room, kitchen with appliances, pantry, utility room with washer and dryer, utility room with hot water heater and air handler, 2 bedrooms, 2 bathrooms, 2 closets, storage room, balcony and stairs to loft which contains loft area, bathroom and closet.

TYPE E - Apartments 515 and 516 are one story flats with a loft and are center Apartments adjacent to the elevators located on the 5th floor of the Building with a foyer, living room/dining room, kitchen with appliances, pantry, utility room with a washer and dryer, closet with a hot water heater, 2 bedrooms, 2 bathrooms, 2 closets, storage room, balcony and stairs to the loft which contains the loft area, bathroom and closet.

Each type of Apartment is more fully shown on the referenced Plans.