

AGREEMENT

This Agreement is made this 20th day of August, 2013, by and between the City of Georgetown, South Carolina (“Obligee”) and Hartford Fire Insurance Company (“Surety”) upon the following terms and conditions.

RECITALS

WHEREAS, Obligee is the governing authority with respect to a Subdivision within the City of Georgetown, South Carolina – known as the Harbor Club at Winyah Bay (the “Development”) – which was approved, and for which a Final Plat was recorded in accordance with the Land Development Regulations for the City of Georgetown, South Carolina; and

WHEREAS, the Subdivider for the Development was South Bay Properties, LLC; and

WHEREAS, in accordance with the Land Development Regulations, the Subdivider submitted plans and specifications to Obligee for all required improvements under the Land Development Regulations, along with a Final Plat for the Subdivision; and

WHEREAS, Obligee approved the plans and specifications, and the Final Plat, for the Subdivision and required the Subdivider to provide the financial guarantee, in the form of a surety bond, in accordance with the Land Development Regulations to ensure that funds would be available to complete the “required improvements” as described in Section 501 of the Land Development Regulations; and

WHEREAS, following approval of the plans and specifications and submission of the financial guarantee by the Subdivider, Obligee allowed the Final Plat to be recorded; and

WHEREAS, in accordance with the Land Development Regulations, the Subdivider, as Principal, and Surety executed that certain Subdivision Performance Bond, dated July 17, 2007, attached hereto as **Exhibit 1**, and

WHEREAS, an estimate of costs was developed by the Subdivider and used to calculate the penal sum limit contained in the Subdivision Performance Bond; (**Exhibit 2**) and

WHEREAS, the Obligee accepted said Subdivision Performance Bond and approved and recorded the Final Plat for the Harbor Club at Winyah Bay, attached hereto as **Exhibit 3**; and

WHEREAS, the Plans and Specifications previously submitted in connection with the development of the Harbor Club on Winyah Bay are attached hereto as **Exhibit 4**; and

WHEREAS, the Subdivider, following approval and recording of the Final Plat, proceeded to sell various lots within the Subdivision but did not install the infrastructure; and

WHEREAS, after the expiration of the one year period for the completion of the specified improvements, various third parties claiming an interest in the Subdivision commenced civil actions seeking declaratory judgments as to the obligations of the Obligee and Surety with respect to the Subdivision Performance Bond (list of civil actions attached as **Exhibit 5**); and

WHEREAS, during the pendency of such civil actions and discussions between the Obligee and Surety relative to the obligations under the Subdivision Performance Bond and the Obligee's demand to Surety thereunder, the Subdivider commenced bankruptcy proceedings which affected the Subdivision; and

WHEREAS, Obligee filed a cross-claim against Surety in the civil action *Bonnie N. Charlton and Ronald L. Charlton v. The City of Georgetown, Hartford Casualty Insurance Company, Hartford Fire Insurance Company, and South Bay Properties, LLC*, Civil Action No. 2008-CP-22-1490, pending in the Circuit Court for Georgetown County (the Lawsuit), related to the Subdivision Performance Bond; and

WHEREAS, during the interim period, various lots within the subdivision have been foreclosed on account of delinquent tax obligations and a number of said lots are now believed to be under the control of the Georgetown County Forfeited Land Commission; and

WHEREAS, the Subdivider applied for and obtained permits believed to be necessary for the improvements for the Development and, during the interim period, Surety has undertaken to confirm that the permits previously obtained in connection with the subdivision have been, or will be, extended; and

WHEREAS, during the interim period, the engineering firm that performed water, sewer and landscape architectural design services for the subdivision has given notice to the Obligee and Surety that its design and engineering documents for the Subdivision are copyright protected and their use has not been authorized (there has been no such assertion or notice by the engineering firm with respect to the survey and roadway design or design documents and it is assumed for purposes of this Agreement that the survey and roadway design documents submitted to and approved by Obligee in connection with the Subdivision approval are available for use); and

WHEREAS, as an accommodation to facilitate the continuing potential for having the site infrastructure installed in accordance with the previously submitted plans and specifications, Surety has made an agreement with the engineering firm that performed the water, sewer and landscape design to allow the authorized use of said design and engineering documents for use in installation of said "site infrastructure" and for the engineering firm to provide other services which may be, or become, necessary for the work to proceed; and

WHEREAS, Surety has contacted and solicited proposals from qualified contractors to provide prices and proposals for performing the work to install "site infrastructure" in accordance with the previously submitted plans and specifications for the Development approved by the permitting authorities, and previously obtained responsive proposals; and

WHEREAS, the scope of work, including expected quantities required for the installation of the “site infrastructure” pursuant to the plans and specifications, and upon which the qualified contractors’ proposals have been based, is as set forth in **Exhibit 6**, attached hereto; and

WHEREAS, following execution of this Agreement Surety will solicit and obtain best and final proposals from the qualified contractors to install the scope of work described in **Exhibit 6** attached hereto; and

WHEREAS, Obligeo and Surety desire to avoid further delay, dispute and unnecessary expense and to make agreement with each other to resolve any issues between them arising out of, or in connection with the Subdivision Performance Bond and the installation of the “site infrastructure” for the Subdivision covered thereby.

NOW, THEREFORE, in mutual consideration of the covenants, terms and promises contained herein, Obligeo and Surety agree:

1. Surety will pay \$49,500.00 to Milone & MacBroom (M&M) and make such agreement as is necessary to engage and pay said firm to update and seal its design for the Development, authorize use of its design and design documents, and provide such additional engineering services as may be necessary for the work to install the “site infrastructure” pursuant to the plans and specifications for such work. For purposes of this Agreement, it is understood that the survey and roadway design documentation originally prepared by another engineering firm and previously submitted in connection with the Subdivision approval will be used without further cost or restriction.
2. M&M has proposed that updated and final plans and specifications for the development can be signed and sealed and delivered to Obligeo by approximately August 16, 2013, assuming no unforeseen delays. Upon receipt of the final plans and specifications, Surety will promptly solicit and obtain final proposals from qualified contractors to install the

“site infrastructure” pursuant to the plans and specifications for such work, which scope of work and estimated quantities are reflected in **Exhibit 6** attached hereto.

3. Surety will select the contractor and proposal for the work which it deems acceptable and advantageous and, assuming receipt of one or more proposals deemed acceptable to Surety, will execute a unit price Contract with said contractor to perform the work reflected in **Exhibit 6**.
4. Surety is informed and believes that Subdivider had previously obtained the necessary permits. Surety shall provide Obligee with written proof that such permits are still active. If there are any required permits that are revoked for reasons beyond the reasonable control of the Surety or the Contractor, thereby rendering the Surety's obligations under the Subdivision Performance Bond impossible to perform, the Surety shall be relieved of its obligations under this Agreement. The Surety is required to keep the Obligee fully advised of all matters regarding permits and shall timely provide the Obligee with copies of all records related to the application for and revocation of any required permits. In addition, the Obligee retains the right to contest any claim by the Surety that the required permits cannot be obtained. The Obligee further retains the right to contest any revocation of the required permits by any governmental authority. The Surety shall cooperate with the Obligee in contesting any revocation of the required permits by any governmental authority.
5. In addition to the signed and sealed documents as referenced herein, Surety shall provide Obligee, through the Engineer, with as-built drawings, and certification by the Engineer of Record for DHEC that the improvements have been constructed in accordance with the plans and specifications.
6. Surety will pay the contractor for such work pursuant to said Contract.

7. Obligee agrees that all payments by Surety to the contractor and to M&M or other engineer(s) as described herein constitute payments to be applied against the Penal Sum limit of the Subdivision Performance Bond.
8. Obligee agrees that in making and performing this Agreement, Surety is acting solely in its role and capacity as surety under the Subdivision Performance Bond in response to Obligee's demand thereunder. Neither Surety nor Obligee assumes or accepts any other liability or responsibility for the Development or the future operation or maintenance of the installed infrastructure.
9. Obligee ratifies and affirms the penal sum limitation of liability set forth in the Subdivision Performance Bond, which penal sum limit is expressly reserved and is not waived by Surety.
10. Obligee agrees that upon completion by the contractor of the installation of the scope of work reflected in **Exhibit 6** (pursuant to the Contract between Surety and Contractor), Surety's Subdivision Performance Bond shall be discharged and released and Surety's liability thereon shall be extinguished subject to the reservation set forth in the following Paragraph.
11. Recognizing that the estimate of costs used to develop the Penal Sum limitation for the Subdivision Performance Bond includes estimates of costs for some items (Exhibit 2) which Surety alleges are not required by the Land Development Regulations and which are not included in the Plans and Specifications for the Subdivision which were incorporated by reference into the Subdivision Performance Bond – and which, therefore, are not included in the Scope of Work attached as Exhibit 6 – Obligee and Surety agree that the Obligee reserves, and does not waive or release, its right to assert that such item(s) are covered by the Subdivision Performance Bond if a third-party, with a valid

interest in the Subdivision, pursues litigation against Obligee on the basis that such item(s) were within the covered scope of the Subdivision Performance Bond and the Obligee was obligated to have such work performed through said Bond. In event of such litigation by such third-party, the Obligee shall give notice of the commencement of such litigation to Surety and allow Surety the opportunity to participate in the defense of such litigation; however, if the litigation is successful against the Obligee and the third-party obtains a judicial determination on the basis that said item(s) were within the existing scope of said Bond, the Obligee shall have the right to pursue a claim against Surety that such item(s) shall be installed. This right to pursue a claim against Surety is not only limited to a right to pursue a claim after judicial determination, but includes Obligee's right to join Surety by way of third-party complaint or other procedure in the litigation commenced by the third-party. This exception from the foregoing discharge and release provisions of this Agreement, and reservation of claim by the Obligee shall only apply to the extent it is judicially determined that such item(s) were within the existing scope of the Bond. Furthermore, Surety expressly agrees any applicable statute of limitations period is tolled by this Agreement and expressly waives any defense as to statute of limitations. The provisions of this Paragraph apply only to the items appearing in Exhibit 2, and it is agreed that the Surety shall not be required to indemnify the Obligee with respect to any third-party claims that may allege the Obligee's failure to install or its failure to have the Surety install any items not included in Exhibit 2.

12. In further consideration of this Agreement, Surety agrees, upon execution of this Agreement, to pay consideration in the amounts of Thirty Thousand and no/100 Dollars (\$30,000.00) and Fifty Thousand and no/100 Dollars (\$50,000.00) to Obligee in accordance with the terms and purposes stated hereinbelow.

A. The consideration payment in the amount of Thirty Thousand and no/100 Dollars (\$30,000.00) shall be paid to Obligee for Obligee's exclusive control and use subject to the terms and conditions set forth in this subparagraph. The parties agree that the payment of this amount by Surety, together with its other obligations as set forth in this subparagraph, shall fully settle and resolve any dispute related to the item identified as "Refit Existing Lift Station" on Exhibit 2. At the time of this Agreement, a final determination by the engineers who will be tasked with completing the design and specifications of the sanitary sewer and stormwater systems has not been made, and as a result, no final determination has been made as to the improvements, if any, that may be required to be made to the existing lift station. If the final plans and specifications require improvements to the existing lift station, as determined by the engineer of record in consultation with the City Engineer, the parties agree that the consideration payment in the amount of Thirty Thousand and no/100 Dollars (\$30,000.00) shall be expended to pay for those improvements as follows: If the required improvements cost Thirty Thousand and no/100 Dollars (\$30,000.00) or in excess of that amount, the Obligee shall use the entire consideration payment to contribute to the costs of those improvements and Surety shall be financially responsible only for the costs of those improvements in excess of that amount. If the required improvements cost less than Thirty Thousand and no/100 Dollars (\$30,000.00), Obligee shall contribute the required amount from the consideration payment for said improvements and shall be entitled to retain the difference between the cost and the amount of the consideration payment and apply those remaining sums to any future maintenance costs, repair costs, or improvements to the sanitary sewer and

stormwater systems. However, if the final plans and specifications do not require immediate improvements to the existing lift station, as determined by the engineer of record in consultation with the City Engineer, the parties agree that the consideration payment in the amount of Thirty Thousand and no/100 Dollars (\$30,000.00) may be retained in full by Obligee and may be used for any future maintenance costs, repair costs, or improvements to the sanitary sewer and stormwater systems.

- B. The consideration payment in the amount of Fifty Thousand and no/100 Dollars (\$50,000.00) shall be paid to Obligee to be held in trust or escrow for later payment to a Homeowners Association after such an entity is legally formed and established. This consideration payment is paid by Surety subject to the terms and conditions set forth in this subparagraph which Homeowners Association and its members shall be required to agree to as a condition for receiving this consideration payment. The parties agree that the payment of this consideration by Surety does not alter the terms or conditions of Paragraph 11 of this Agreement. The parties further agree that the payment of this consideration by Surety shall not fully settle and resolve any dispute related to any of the items appearing in Exhibit 2 that Surety does not install or have installed as part of the Scope of Work attached as Exhibit 6 (except for the "Refit Existing Lift Station" item addressed in subparagraph A above); however, in the event that there is a judicial determination made as described in Paragraph 11, finding that one or more items from Exhibit 2 were within the covered scope of the Subdivision Performance Bond and Obligee was obligated to have such work performed through said Bond, then in that event only, the parties, including Homeowners

Association and its members as a condition for receiving this allowance, agree Surety shall be entitled to a set-off or credit for the costs of those item(s) not to exceed the amount of Fifty Thousand and no/100 Dollars (\$50,000.00) and that Obligee cannot be liable to Homeowners Association or its members for the amount of that set-off or credit. Subject to the agreement of Homeowners Association and its members to these terms as a condition for receiving the consideration payment, the parties further agree that, once the consideration payment is transferred to Homeowners Association, the monies may be used by Homeowners Association for any common purpose for the subdivision as it sees fit in accordance with any by-laws adopted to govern Homeowners Association. In the event that Homeowners Association is not formed or Homeowners Association and its members do not agree to the terms of subparagraph B within two years of the execution of this Agreement, the Fifty Thousand and no/100 Dollars (\$50,000.00) held in trust or escrow shall be returned by Obligee to Surety.

13. In further consideration of this Agreement, the Obligee agrees, upon execution of this Agreement, to file a stipulation of dismissal without prejudice of its cross-claim against Hartford Casualty Insurance Company and Hartford Fire Insurance Company in Case No. 2008-CP-22-1490.
14. This Agreement shall not be construed to waive, limit, alter, or amend any of the Surety's obligations, rights, defenses, or liabilities under the Bond, except Surety expressly waives the affirmative defense that an action is time-barred by the statute of limitations in a situation as contemplated by paragraph 11.

15. Obligee and Surety do not intend to create any rights for the third-parties under, or by virtue of the terms of this Agreement. No rights shall accrue hereunder to or for the use of any other person, firm, corporation, or governmental entity other than the parties hereto and their respective successors and assigns. There are no intended third-party beneficiaries of this Agreement.
16. This Agreement may be executed in two or more counterparts, each of which shall be deemed as an original but all of which shall constitute one and the same Agreement.
17. This Agreement shall bind the parties hereto and their successors and assigns and shall not be modified or amended except by a written document duly executed by the parties hereto, or their successors.
18. This Agreement and its exhibits 1-6 constitute the whole of the understanding, discussions, and agreements between Obligee and Surety, including required or prospective documents to be provided as referenced herein. The terms and provisions of this Agreement are contractual and not mere recitals.
19. It is understood and agreed by the Obligee and Surety that this Agreement shall be construed without regard to any presumption or other rule requiring construction against the party causing this Agreement to be drafted.
20. All notices and communications required by or pertaining to this Agreement shall be sent to the Parties at the respective following addresses:

To Surety:

Gary Judd
Hartford Bond Claims
Hartford Plaza, Tower 4
Hartford, CT 06115

with a copy to:

James Lynn Werner, Esquire
Parker Poe Adams & Bernstein LLP
PO Box 1509
Columbia, SC 29202-1509

To Oblige:

Jack M. Scoville, Jr., Mayor, City of Georgetown
P.O. Box 939
Georgetown, SC 29442

With a copy to:

Elise F. Crosby, Esq.
Crosby Law Firm, LLC
405 Dozier St.
Georgetown, SC 29440

THE CITY OF GEORGETOWN

By: 

Its: Mayor 08/20/13

HARTFORD FIRE INSURANCE COMPANY

By: 

Its: Director Aug. 12, 2013

EXHIBIT 1

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, that
we South Bay Properties, LLC
as Principal, and Hartford Casualty Insurance Company
authorized to do business in the state of South Carolina, and having an office at
690 Asylum Avenue, Hartford, CT 06115

as surety, are held and firmly bound unto The City of Georgetown

as obligee, in the penal sum of Seven Million Eight Hundred Eighty-two Thousand
Three Hundred Fifty-nine & no/100 (\$7,882,359.00) for the
payment of which sum well and truly to be made, we bind ourselves, our heirs, administrators, executors,
successors and assigns, jointly and severally, firmly by these presents;

WHEREAS, the above bounden principal has been granted approval by the above named obligee
for site infrastructure (roads and utilities)

NOW, THEREFORE, the condition of the above obligation is such, that if the said Principal shall
complete the above improvements in accordance with the plans and specifications prepared by Trico Engineering Consultants, Inc.

within the 1 year period from the date hereof; and shall indemnify and save harmless the town from all
costs and damages which it may suffer by reason of failure to do so, and fully reimburse and repay the
obligee any outlay and expense which it may incur in making good any such default, then this obligation
shall be null and void, otherwise to remain in full force and effect.

THE FORGOING OBLIGATION, however, is limited by the following express conditions, the
performance of which shall be a condition precedent to any rights of claims or recovery hereunder:

1. Upon the discovery by the obligee, or by the obligee's agent or representative, of any act or omission that shall or might involve a loss hereunder, the obligee shall endeavor to give written notice thereof with the fullest information obtainable at the time to the surety at its office.
2. Legal Proceedings for recovery hereunder may not be brought unless begun within twelve (12) months from the date of the discovery of the act or omission of the principal on account of which claim is made.
3. The principal shall be made a party of any suit or action for recovery hereunder, and no judgment shall be rendered against the surety in excess of the penalty of this instrument.
4. No right of action shall accrue hereunder to or for the use or benefit of anyone other than the obligee, and the obligee's right hereunder, may not be assigned without the written consent of the surety.

IN WITNESS WHEREOF, this instrument has been executed by the duly authorized representative of the principal and the surety.

SIGNED, SEALED AND DATED: July 17, 2007

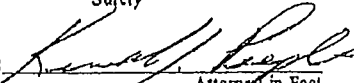
SOUTH BAY PROPERTIES, LLC

Principal

By: 

HARTFORD CASUALTY INSURANCE COMPANY

Surety

By: 
Attorney-in-Fact
Kenneth J. Peoples,

POWER OF ATTORNEY

Direct Inquiries/Claims to:

THE HARTFORD
 BOND, T-4
 P.O. BOX 2103, 680 ASYLUM AVENUE
 HARTFORD, CONNECTICUT 08115
 call: 888-266-3408 or fax: 860-767-5835
 Agency Code: 22 270197

KNOW ALL PERSONS BY THESE PRESENTS THAT:

- Hartford Fire Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Casualty Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Accident and Indemnity Company, a corporation duly organized under the laws of the State of Connecticut
- Hartford Underwriters Insurance Company, a corporation duly organized under the laws of the State of Connecticut
- Twin City Fire Insurance Company, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of Illinois, a corporation duly organized under the laws of the State of Illinois
- Hartford Insurance Company of the Midwest, a corporation duly organized under the laws of the State of Indiana
- Hartford Insurance Company of the Southeast, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, up to the amount of UNLIMITED :

Laura Krosky, Sandra B. Byrum, Sandra V. Pierie, Southgate Jones III, Druid M. Clodfelter, Angela B. Britt, James P. Carter, II, Cindy Green, Phoebe Honeycutt, Kenneth J. Peebles, Kitara A. Smith of Durham, North Carolina

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by , and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on July 21, 2003, the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.



Paul A. Bergenholz
 Paul A. Bergenholz, Assistant Secretary

David T. Akers
 David T. Akers, Assistant Vice President

STATE OF CONNECTICUT }
 COUNTY OF HARTFORD } ss. Hartford

On this 4th day of August, 2004, before me personally came David T. Akers, to me known, who being by me duly sworn, did depose and say; that he resides in the County of Hampden, Commonwealth of Massachusetts; that he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.



CERTIFICATE

Scott B. Pascka

Scott B. Pascka
 Notary Public
 My Commission Expires October 31, 2007

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of July 17, 2007 Signed and sealed at the City of Hartford.



Gary W. Sturmer
 Gary W. Sturmer, Assistant Vice President

EXHIBIT 2

The Plantation at Winyah Bay (Harbor Club)						
Number of Lots:		161				
Acres:		89				
Construction Time (Months)		12				
WORK ITEM	QUANTITY	UNIT	PRICE	BUDGET	DIVISION TOTAL	COST PER LOT
SITE WORK						
GENERAL MOBILIZATION AND REMOVALS						
MOBILIZATION & BONDING	1	LS	\$ 75,000.00	\$ 75,000.00		\$ 468
CONSTRUCTION STAKING	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
SILT FENCE / EROSION CONTROL	8500	LF	\$ 5.00	\$ 42,500.00		\$ 262
TREE PROTECTION	2000	LF	\$ 5.00	\$ 10,000.00		\$ 62
CLEARING & GRUBBING	30	ACRES	\$ 2,000.00	\$ 60,000.00		\$ 373
MAINTENANCE AND PROTECTION OF TRAFFIC DECK	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
	1	LS	\$ 92,030.00	\$ 92,030.00		\$ 572
REMOVE HOUSE/STRUCTURE (RESIDENCES + ACCESSORY BUILDINGS)	1	LS	\$ 30,000.00	\$ 30,000.00		\$ 186
					\$ 309,530	\$ 1,923
GENERAL SITE WORK & GRADING						
CONSTRUCTION ENTRANCE	1		\$ 2,500.00	\$ 2,500.00		\$ 16
TEMPORARY DASHES	1	LS	\$ 25,000.00	\$ 25,000.00		\$ 155
CHECK DAM	1	LF	\$ 5,000.00	\$ 5,000.00		\$ 31
STRIP TOPSOIL	5,467	SY	\$ 2.75	\$ 15,034.25		\$ 94
DEWATERING	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
REMOVE / RELOCATE EXISTING UTILITIES	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
CUT TO FILL	18,880	EA	\$ 2.05	\$ 38,704.00		\$ 241
EXPORT EXCESS	10,893	EA	\$ 8.00	\$ 87,144.00		\$ 543
UNDERCUT UNSUITABLE & REPLACE WITH ONSITE MATERIAL (ALLOWANCE)	1	EA	\$ 20,000.00	\$ 20,000.00		\$ 124
FINE GRADE ROADWAY	18,850	SY	\$ 1.50	\$ 28,275.00		\$ 175
FINE GRADE C&G	13,400	LF	\$ 1.25	\$ 16,750.00		\$ 103
FINE GRADE SHOULDERS AND SLOPES	147,145	SY	\$ 1.25	\$ 183,931.25		\$ 1,142
SOIL STABILIZATION / TEMP SEEDING	1	EA	\$ 60,000.00	\$ 60,000.00		\$ 375
TERMITE CONTROL	1	EA	\$ 2,000.00	\$ 2,000.00		\$ 12
STREET CROSSINGS/ SLEEVING (ELECTRICAL CONDUIT)	1	EA	\$ 300,000.00	\$ 300,000.00		\$ 1,863
					\$ 945,671	\$ 5,874
PAVING AND CONCRETE						
STONE BASE ROADS 6" W/ FINE GRADE	20,200	SY	\$ 14.50	\$ 292,900.00		\$ 1,820
ASPHALT PAVING BASE - 2 1/2"	20,200	SY	\$ 10.45	\$ 211,100.00		\$ 1,312
SIDEWALKS AND RAMPS CONCRETE	11,290	SQ.FT.	\$ 3.75	\$ 42,337.50		\$ 263
CURB 18"	10,426	LF	\$ 9.25	\$ 96,420.50		\$ 599
CURB 24"	3,974	LF	\$ 11.00	\$ 43,714.00		\$ 272
VALLEY GUTTER	472	LF	\$ 11.15	\$ 5,262.80		\$ 33
TRAILS (ASPHALT)	700	SY	\$ 0.50	\$ 350.00		\$ 2
PARKING LOT STRIPING AND ACCESSORIES	1	EA	\$ 10,000.00	\$ 10,000.00		\$ 62
OFFSITE ROAD WIDENING	1	EA	\$ 176,000.00	\$ 176,000.00		\$ 1,087
					\$ 1,341,185	\$ 8,330
WATER						
OFF-SITE WATER - DUCTILE	1	LS	\$ 20,000.00	\$ 20,000.00		\$ 124
WATER MAIN - DUCTILE	13,000	LF	\$ 20.00	\$ 260,000.00		\$ 1,616
FIRE HYDRANT	15	EA	\$ 3,000.00	\$ 45,000.00		\$ 280
GATE VALVE	1	LS	\$ 10,687.00	\$ 10,687.00		\$ 66
BLOW OFFS	7	EA	\$ 1,500.00	\$ 10,500.00		\$ 65
FLUSH / TEST / CHLORINATE	1	LS	\$ 20,000.00	\$ 20,000.00		\$ 124
HOUSE SERVICE	161	ea	\$ 1,000.00	\$ 161,000.00		\$ 1,000
					\$ 528,087	\$ 3,330
STORM DRAINAGE						
FRENCH DRAINS (Connect Downspouts to Storm)	250	LF	\$ 10.00	\$ 2,500.00		\$ 16
POOL DISCHARGE	100	LF	\$ 25.00	\$ 2,500.00		\$ 16
RCP	1	EA	\$ 182,378.00	\$ 182,378.00		\$ 1,135
FRAME AND GRATES	5	EA	\$ 3,500.00	\$ 17,500.00		\$ 109
CURB INLETS	5	EA	\$ 3,600.00	\$ 18,000.00		\$ 112
STORM MANHOLE	5	EA	\$ 1,900.00	\$ 9,500.00		\$ 59
Basin Structures	1	EA	\$ 374,378.00	\$ 374,378.00		\$ 2,325

The Plantation at Wynyah Bay (Harbor Club)						
Number of Lots:		161				
Acres:		60				
Construction Time (Months)		12				
WORK ITEM	QUANTITY	UNIT	PRICE	BUDGET	DIVISION TOTAL	COST PER LOT
RIP RAP	3,100	TON	\$ 80.00	\$ 206,000.00		\$ 1,901
INSTALL 6" UNDERDRAIN	3,604	LF	\$ 28.11	\$ 104,779.44		\$ 631
					\$ 1,027,633	\$ 6,382
BANITARY SEWER						
LIFT STATIONS	1	LS	\$ 200,000.00	\$ 200,000.00		\$ 1,242
REFIT EXISTING LIFT STATION	1	LS	\$ 30,000.00	\$ 30,000.00		\$ 186
FORCE MAIN	602	LF	\$ 55.00	\$ 33,110.00		\$ 200
6" DIP	220	LF	\$ 114.33	\$ 25,152.60		\$ 150
MAIN SDR 36	2,414	LF	\$ 62.17	\$ 823,098.38		\$ 3,240
LATERALS (SERVICES TOTAL)	1	EA	\$ 156,623.00	\$ 156,623.00		\$ 973
MANHOLES	47	EA	\$ 3,800.00	\$ 178,600.00		\$ 1,109
6" DOGHOUSE	1	EA	\$ 7,600.00	\$ 7,600.00		\$ 47
TIE INTO EXISTING MANHOLE	4	EA	\$ 5,255.00	\$ 21,020.00		\$ 131
SEWER LINE TESTING	1	ea	\$ 17,000.00	\$ 17,000.00		\$ 100
					\$ 1,192,104	\$ 7,404
SPECIAL CONSTRUCTION SITE						
LAWN SPRINKLERS/IRRIGATION	1	EA	\$ 40,000.00	\$ 40,000.00		\$ 248
ENTRY FEATURES	1	EA	\$ 10,000.00	\$ 10,000.00		\$ 62
LIMITED ACCESS GATES	2	EA	\$ 10,000.00	\$ 20,000.00		\$ 124
EMERGENCY ACCESS GATES	4	EA	\$ 7,600.00	\$ 30,000.00		\$ 186
PERIMETER FENCING 6"	7,420	LF	\$ 40.00	\$ 296,000.00		\$ 1,838
MONUMENT SIGN FOUNDATION & BASE	2	EA	\$ 25,000.00	\$ 50,000.00		\$ 311
DUMPSTER	1	EA	\$ 35,000.00	\$ 35,000.00		\$ 217
DUMPSTER PAD	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
BRIDGE	1	LS	\$ 387,787.00	\$ 387,787.00		\$ 2,284
					\$ 863,767	\$ 5,303
CONTINGENCIES						
GENERAL LIABILITY	1	LS	\$ 100,000.00	\$ 100,000.00		\$ 621
					\$ 100,000	\$ 621
SITE WORK TOTAL					\$ 6,309,887	\$ 39,167

City Board Requirements

125%

\$ 7,000,000 448,750

The Plantation at Whiyah Bay (Harbor Club)						
Number of Lots:	161					
Acres:	.89					
Construction Time (Months)	12					
WORK ITEM	QUANTITY	UNIT	PRICE	BUDGET	DIVISION TOTAL	COST PER LOT
SITE WORK						
GENERAL MOBILIZATION AND REMOVALS						
MOBILIZATION & BONDING	1	LS	\$ 75,000.00	\$ 75,000.00		\$ 460
CONSTRUCTION STAKING	1	LS	\$ 6,000.00	\$ 6,000.00		\$ 31
SILT FENCE / EROSION CONTROL	8500	LF	\$ 5.00	\$ 32,500.00		\$ 202
TREE PROTECTION	2000	LF	\$ 8.00	\$ 16,000.00		\$ 62
CLEARING & GRUBBING	30	ACRES	\$ 2,000.00	\$ 60,000.00		\$ 373
MAINTENANCE AND PROTECTION OF TRAFFIC DEW	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
	1	LS	\$ 12,030.00	\$ 12,030.00		\$ 672
REMOVE HOUSE/STRUCTURE (RESIDENCES + ACCESSORY BUILDINGS)	1	LS	\$ 30,000.00	\$ 30,000.00		\$ 186
					\$ 300,530	\$ 1,923
GENERAL SITE WORK & GRADING						
CONSTRUCTION ENTRANCE	1		\$ 2,500.00	\$ 2,500.00		\$ 16
TEMPORARY BASINS	1	LS	\$ 25,000.00	\$ 25,000.00		\$ 155
CHECK DAM	1	LS	\$ 6,000.00	\$ 6,000.00		\$ 31
STRIP TOPSOIL	5,462	SY	\$ 2.75	\$ 42,520.00		\$ 264
DEWATERING	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
REMOVE / RELOCATE EXISTING UTILITIES	1	LS	\$ 5,000.00	\$ 5,000.00		\$ 31
CUT TO FILL	14,580	EA	\$ 2.05	\$ 168,898.00		\$ 1,037
EXPORT EXCESS	10,899	EA	\$ 6.00	\$ 65,298.00		\$ 406
UNDERCUT UNSUITABLE & REPLACE WITH ONSITE MATERIAL (ALLOWANCE)	1	EA	\$ 20,000.00	\$ 20,000.00		\$ 124
FINE GRADE ROADWAY	28,850	SY	\$ 1.50	\$ 43,275.00		\$ 269
FINE GRADE C&G	23,400	LF	\$ 1.25	\$ 29,250.00		\$ 182
FINE GRADE SHOULDERS AND SLOPES	147,145	SY	\$ 1.25	\$ 183,931.25		\$ 1,142
SOIL STABILIZATION / TEMP SEEDING	1	EA	\$ 60,000.00	\$ 60,000.00		\$ 311
TERMITE CONTROL	1	EA	\$ 2,000.00	\$ 2,000.00		\$ 12
STREET CROSSINGS/ SLEEVING (ELECTRICAL CONDUIT)	1	EA	\$ 300,000.00	\$ 300,000.00		\$ 1,863
					\$ 945,671	\$ 5,874
PAVING AND CONCRETE						
STONE BASE ROADS 6" W/ FINE GRADE	20,200	SY	\$ 14.50	\$ 422,400.00		\$ 2,630
ASPHALT PAVING BASE - 2 1/2"	20,200	SY	\$ 10.45	\$ 306,140.00		\$ 1,895
SIDEWALKS AND RAMPS CONCRETE	61,290	SO.FT.	\$ 3.75	\$ 192,337.50		\$ 1,195
CURB 10"	10,420	LF	\$ 9.25	\$ 179,000.00		\$ 1,110
CURB 24"	3,974	LF	\$ 11.00	\$ 43,714.00		\$ 272
VALLEY GUTTER	472	LF	\$ 11.16	\$ 5,262.80		\$ 33
TRAILS (ASPHALT)	700	SY	\$ 0.80	\$ 560.00		\$ 41
PARKING LOT STRIPING AND ACCESSORIES	1	EA	\$ 10,000.00	\$ 10,000.00		\$ 62
OFFSITE ROAD WIDENING	1	EA	\$ 175,000.00	\$ 175,000.00		\$ 1,067
					\$ 1,341,195	\$ 8,330
WATER						
OFF-SITE WATER - DUCTILE	1	LS	\$ 20,000.00	\$ 20,000.00		\$ 124
WATER MAIN - DUCTILE	13,000	LF	\$ 20.00	\$ 260,000.00		\$ 1,618
FIRE HYDRANT	15	EA	\$ 3,000.00	\$ 45,000.00		\$ 280
GATE VALVES	1	LS	\$ 10,687.00	\$ 10,687.00		\$ 122
BLOW OFFS	7	EA	\$ 1,500.00	\$ 10,500.00		\$ 65
FLUSH / TEST / CHLORINATE	1	LS	\$ 20,000.00	\$ 20,000.00		\$ 124
HOUSE BERMG	161	ea	\$ 1,000.00	\$ 161,000.00		\$ 1,000
					\$ 520,087	\$ 3,330
STORM DRAINAGE						
FRENCH DRAINS (Connect Downpipes to Storm)	250	LF	\$ 10.00	\$ 2,500.00		\$ 16
POOL DISCHARGE	100	LF	\$ 25.00	\$ 2,500.00		\$ 16
RCP	1	EA	\$ 182,378.00	\$ 182,378.00		\$ 1,195
FRAME AND GRATES	5	EA	\$ 3,500.00	\$ 17,500.00		\$ 109
CURB INLETS	5	EA	\$ 3,600.00	\$ 18,000.00		\$ 112
STORM MANHOLE	5	EA	\$ 1,000.00	\$ 5,000.00		\$ 59
BASIN STRUCTURES	1	EA	\$ 374,378.00	\$ 374,378.00		\$ 2,325

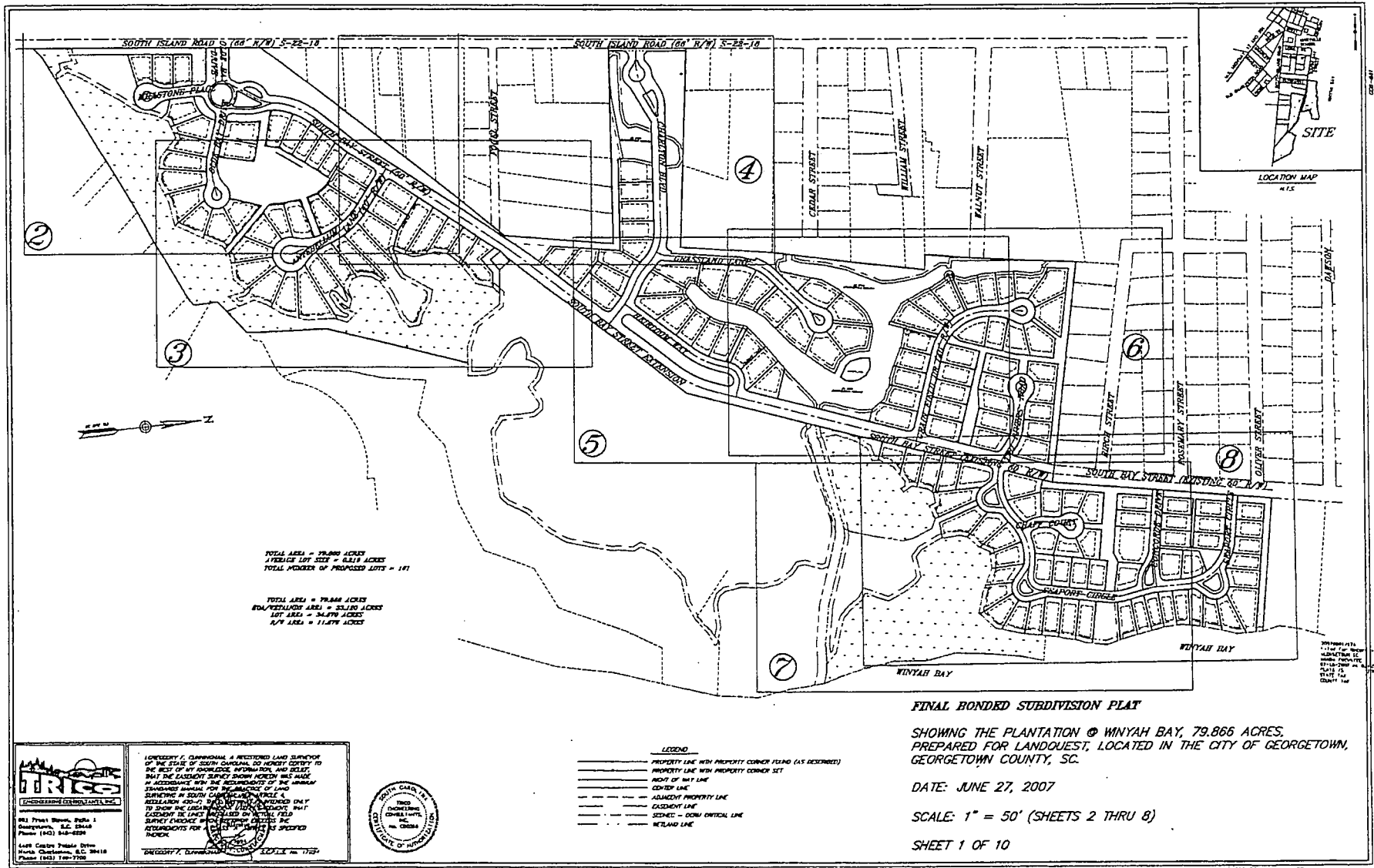
The Plantation at Winyah Bay (Harbor Club)						
Number of Lots	161					
Acres	60					
Construction Time (Months)	12					
WORK ITEM	QUANTITY	UNIT	PRICE	BUDGET	DIVISION TOTAL	COST PER LOT
RIP RAP	5,100	TON	\$ 80.00	\$ 506,000.00		\$ 1,801
INSTALL 6" UNDERDRAW	3,604	LF	\$ 18.11	\$ 104,779.44		\$ 851
					\$ 1,027,633	\$ 6,382
SANITARY SEWER						
LIFT STATIONS	1	LS	\$ 200,000.00	\$ 200,000.00		\$ 1,242
REFIT EXISTING LIFT STATION	1	LS	\$ 30,000.00	\$ 30,000.00		\$ 166
FORCE MAIN	602	LF	\$ 55.00	\$ 33,110.00		\$ 206
8" DIP	220	LF	\$ 114.33	\$ 25,152.60		\$ 150
MAN SOR 36	2,414	LF	\$ 82.17	\$ 223,098.38		\$ 1,240
LATERALS (SERVICES TOTAL)	1	EA	\$ 156,823.00	\$ 156,823.00		\$ 973
MANHOLES	47	EA	\$ 3,860.00	\$ 178,500.00		\$ 1,109
6" DOORHOUSE	1	EA	\$ 7,500.00	\$ 7,500.00		\$ 47
TIE INTO EXISTING MANHOLE	4	EA	\$ 5,255.00	\$ 21,020.00		\$ 131
SEWER LINE TESTING	1	pt	\$ 17,000.00	\$ 17,000.00		\$ 100
					\$ 1,192,104	\$ 7,404
SPECIAL CONSTRUCTION SITE						
LAWN SPRINKLERS/IRRIGATION	1	EA	\$ 40,000.00	\$ 40,000.00		\$ 248
ENTRY FEATURES	1	EA	\$ 10,000.00	\$ 10,000.00		\$ 62
LIMITED ACCESS GATES	2	EA	\$ 10,000.00	\$ 20,000.00		\$ 124
EMERGENCY ACCESS GATES	4	EA	\$ 7,500.00	\$ 30,000.00		\$ 188
PERIMETER FENCING 6'	7,490	LF	\$ 40.00	\$ 299,600.00		\$ 1,838
MONUMENT SIGN FOUNDATION & BASE	2	EA	\$ 25,000.00	\$ 50,000.00		\$ 311
DUMPSTER	1	EA	\$ 35,000.00	\$ 35,000.00		\$ 217
DUMPSTER PAD	1	LS	\$ 6,000.00	\$ 6,000.00		\$ 31
BRIDGE	1	LS	\$ 387,767.00	\$ 387,767.00		\$ 2,284
					\$ 853,767	\$ 5,303
CONTINGENCIES						
GENERAL LIABILITY	1	LS	\$ 100,000.00	\$ 100,000.00		\$ 621
					\$ 100,000	\$ 621
SITE WORK TOTAL					\$ 6,309,057	\$ 39,167

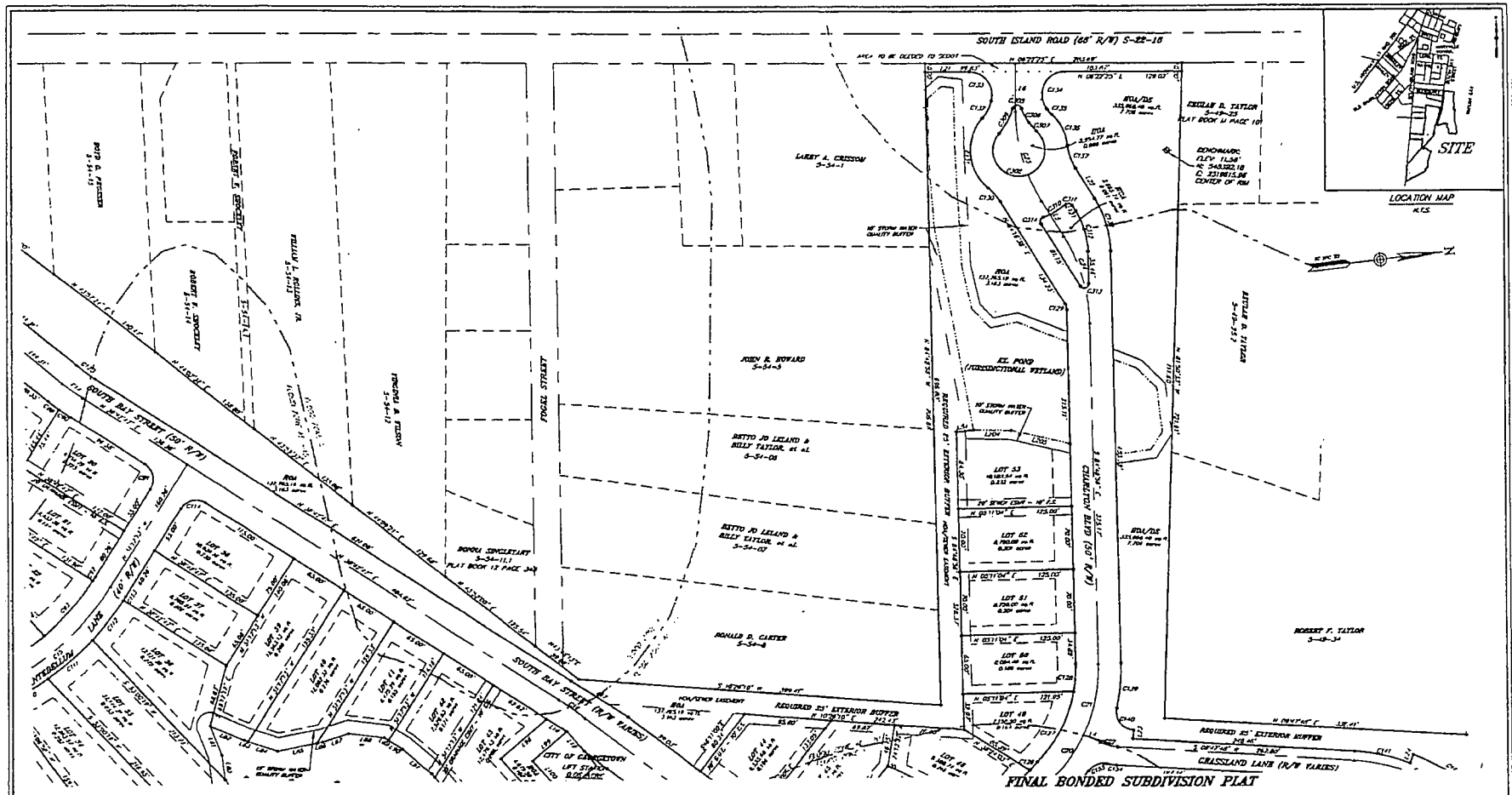
City Bond Requirements

12.5%

\$ 7,800,252.71 44,797.77

EXHIBIT 3





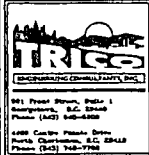
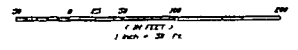
FINAL BONDED SUBDIVISION PLAT

SHOWING THE PLANTATION @ WINYAH BAY, 79.866 ACRES,
PREPARED FOR LANDQUEST, LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SC.

DATE: JUNE 27, 2007

SCALE: 1" = 50'

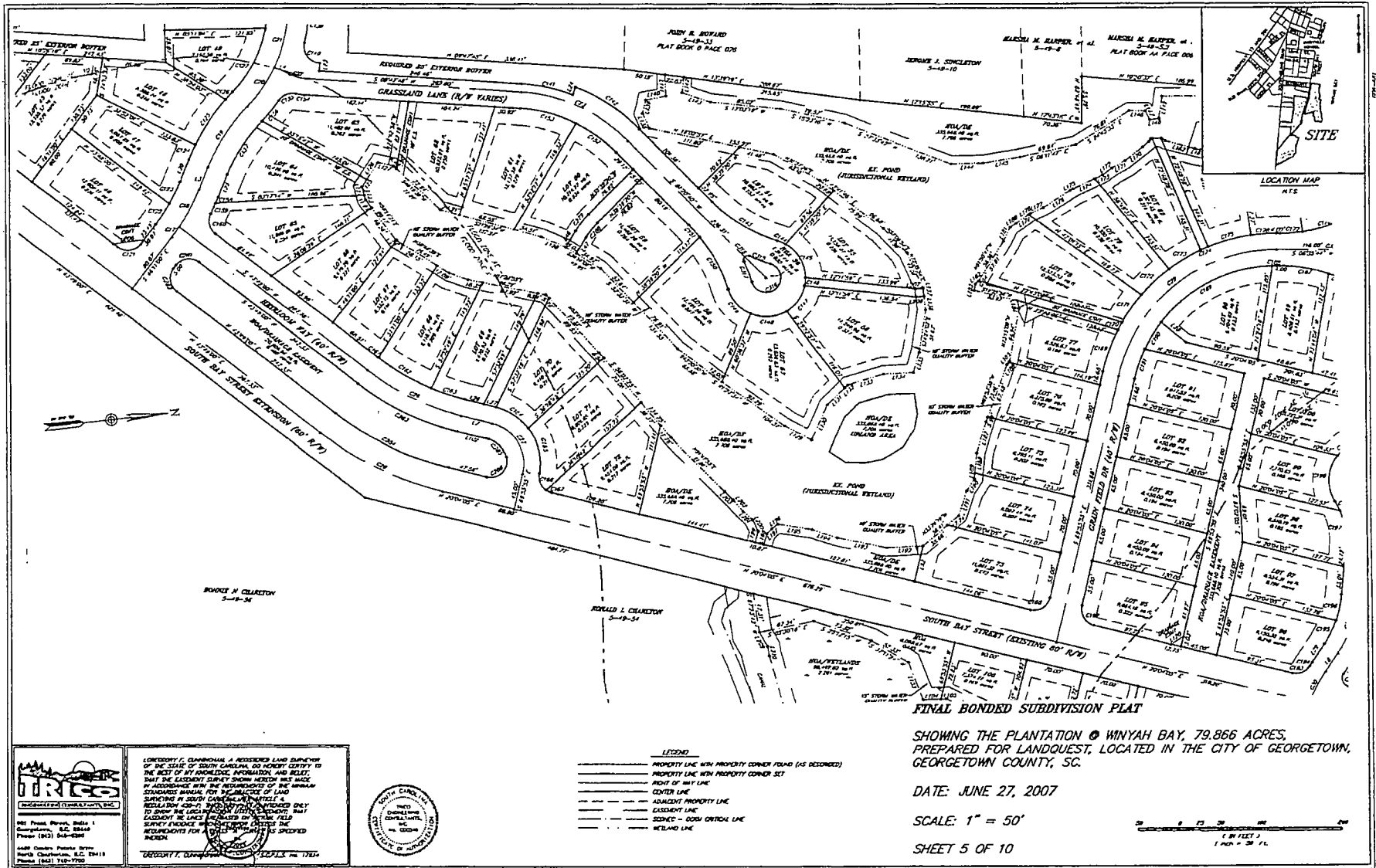
SHEET 4 OF 10



LONGSHOOT, C. CLAWSON, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY TO THE BEST OF HIS KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FOREGOING SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN STANDARD MANUAL FOR THE SURVEY OF LAND SURVEYING IN SOUTH CAROLINA, AND THAT THE SURVEYOR HAS REVIEWED THE RECORDS OF THE SURVEY AND IS SATISFIED THAT THE SURVEY IS CORRECT AND ACCURATE. THE SURVEYOR'S OFFICE IS LOCATED AT 1000 WEST 10TH STREET, GEORGETOWN, SOUTH CAROLINA 29540. THE SURVEYOR'S LICENSE NUMBER IS 10000. THE SURVEYOR'S EXPIRES ON 12/31/2008.



- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER TIE (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET
 - RIGHT OF WAY LINE
 - COVER LINE
 - ADJACENT PROPERTY LINE
 - EASTMENT LINE
 - BOUNDARY - DOWN CRITICAL LINE
 - WETLAND LINE



TRIGS
 GEORGETOWN, SOUTH CAROLINA

1881 Peach Street, Suite 1
 Georgetown, S.C. 29540
 Phone: (803) 543-2380

6449 Dundee Pointe Drive
 North Charleston, S.C. 29418
 Phone: (803) 742-7700

CONTOUR C. CHAMBERLAIN, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THE EXHIBIT SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE UNIFORM STANDARDS MANUAL FOR THE SURVEYORS OF LAND SURVEYING IN SOUTH CAROLINA, ARTICLE 1, REGULATION 60-2, WHICH IS REFERRED TO BY THIS SURVEY ENFORCEMENT INSTRUMENT. I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF SOUTH CAROLINA AND THAT I AM NOT PROVIDING THESE SERVICES FOR A PARTY WHOSE INTERESTS ARE ADVERSE TO MY OWN.

CONTOUR C. CHAMBERLAIN, REGISTERED LAND SURVEYOR, No. 17244



- LEGEND**
- PROPERTY LINE WITH PROPERTY CORNER FOUND (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER SET
 - RIGHT OF WAY LINE
 - COVER LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - SCENE - BODY OF WATER
 - WETLAND LINE

FINAL BONDED SUBDIVISION PLAT

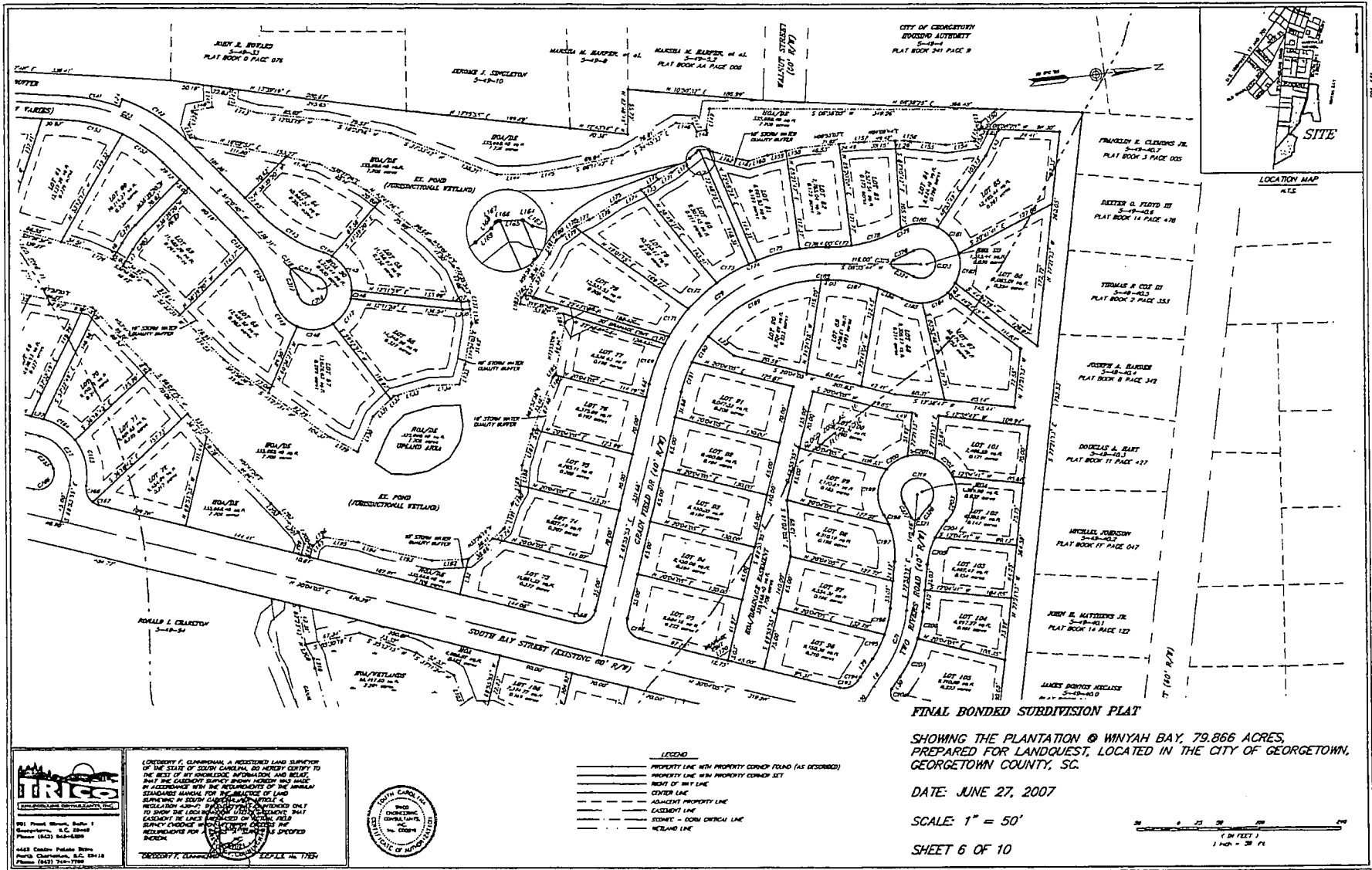
SHOWING THE PLANTATION OF WINYAH BAY, 79.866 ACRES,
 PREPARED FOR LANDQUEST, LOCATED IN THE CITY OF GEORGETOWN,
 GEORGETOWN COUNTY, SC.

DATE: JUNE 27, 2007

SCALE: 1" = 50'

SHEET 5 OF 10

(IN FEET)
 1" = 50' PL



FINAL BONDED SUBDIVISION PLAT

SHOWING THE PLANTATION @ WINYAH BAY, 79.866 ACRES,
PREPARED FOR LANDQUEST, LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SC.

DATE: JUNE 27, 2007

SCALE: 1" = 50'

SHEET 6 OF 10

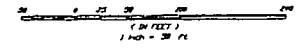
TRIGS
SURVEYING & ENGINEERING, LLC
1901 Forest Street, Suite 1
Georgetown, S.C. 29140
Phone: (803) 546-4488
1442 Oakley Palms Drive
North Charleston, S.C. 29418
Phone: (803) 746-7788

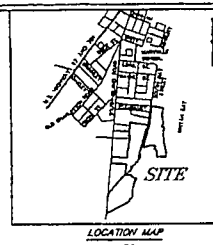
LORENCE F. CLANNON, A REGISTERED LAND SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY TO THE BEST OF HIS KNOWLEDGE, INFORMATION, AND BELIEF, THAT THE FOREGOING SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNUAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, ARTICLE 4, REGULATION 60-10, WHICH GOVERN THE PROCEDURES ONLY TO SHOW THE LEGAL BOUNDARIES OF LAND. THIS SURVEY CHECKED AND FOUND TO BE CORRECT AND ACCURATE FOR THE PURPOSES FOR WHICH IT IS DESIGNED HEREON.

LORENCE F. CLANNON
REGISTERED LAND SURVEYOR



- LEGEND**
- PROPERTY LINE WITH PROPERTY SURVEY RECORD (AS DESCRIBED)
 - PROPERTY LINE WITH PROPERTY CORNER LIST
 - RIGHT OF WAY LINE
 - CENTER LINE
 - ADJACENT PROPERTY LINE
 - EASEMENT LINE
 - ESTATE - DORM CENTER LINE
 - WETLAND LINE





LOCATION MAP
N 73

Block	Lot	Area	Owner	Address	Block	Lot	Area	Owner	Address
100	1	1.23	100	1	1.23
100	2	1.23	100	2	1.23
100	3	1.23	100	3	1.23
100	4	1.23	100	4	1.23
100	5	1.23	100	5	1.23
100	6	1.23	100	6	1.23
100	7	1.23	100	7	1.23
100	8	1.23	100	8	1.23
100	9	1.23	100	9	1.23
100	10	1.23	100	10	1.23
100	11	1.23	100	11	1.23
100	12	1.23	100	12	1.23
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100	90	1.23	100	90	1.23
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100	93	1.23	100	93	1.23
100	94	1.23	100	94	1.23
100	95	1.23	100	95	1.23
100	96	1.23	100	96	1.23
100	97	1.23	100	97	1.23
100	98	1.23	100	98	1.23
100	99	1.23	100	99	1.23
100	100	1.23	100	100	1.23

FINAL BONDED SUBDIVISION PLAT
 SHOWING THE PLANTATION @ WINYAH BAY, 79.866 ACRES,
 PREPARED FOR LANDQUEST, LOCATED IN THE CITY OF GEORGETOWN,
 GEORGETOWN COUNTY, SC.
 DATE: JUNE 27, 2007
 SCALE: 1" = 50'
 SHEET 9 OF 10

TRIGS
 891 Forest, Myrtle, South Carolina
 8482 Camden, Myrtle, South Carolina
 8482 Camden, Myrtle, South Carolina
 8482 Camden, Myrtle, South Carolina

CREATED BY: D. CHANDLER
 DATE: 6/27/07

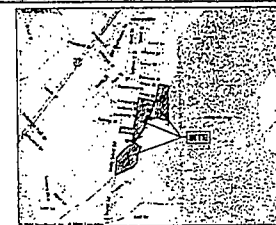


EXHIBIT 4

THE PLANTATION AT WINYAH BAY

SOUTH ISLAND ROAD & SOUTH BAY STREET GEORGETOWN, SOUTH CAROLINA

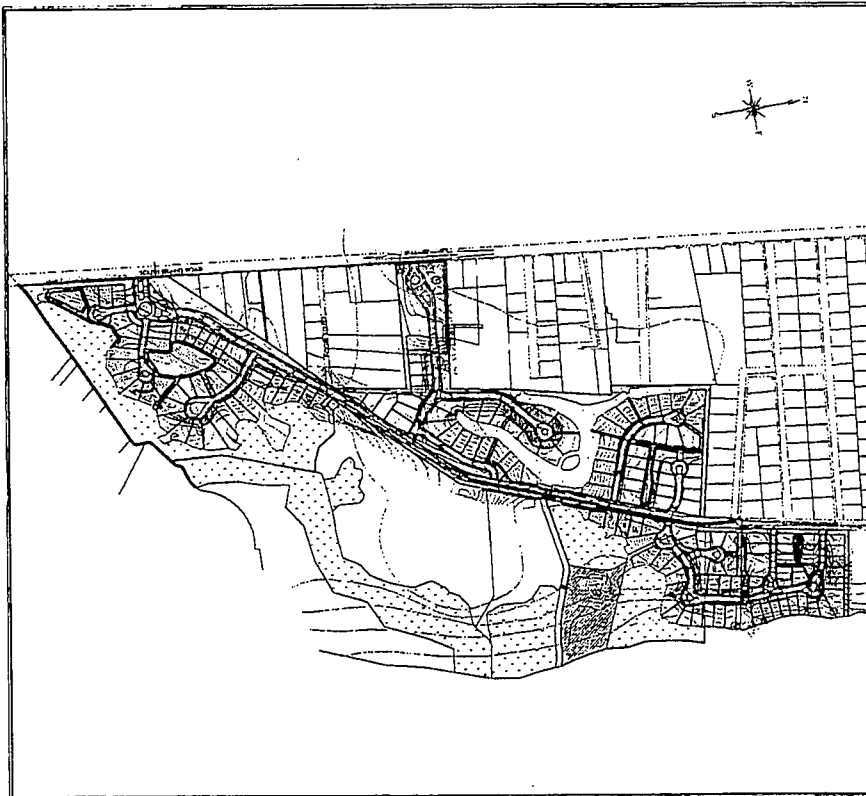
APRIL 2, 2007



PROJECT SITE LOCATION MAP
NOT TO SCALE

GENERAL NOTES

1. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
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5. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
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8. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
9. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
10. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
11. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
12. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
13. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
14. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
15. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
16. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
17. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
18. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
19. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.
20. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE SOUTH CAROLINA CONSTRUCTION CODES AND ALL OTHER APPLICABLE CODES.



PROJECT SITE VICINITY MAP:
SCALE 1" = 300'

MILONE & MACBROOM
Engineering
Landscape Architecture
and Environmental Science

5711 Capital Center Drive - Suite 106
Raleigh, North Carolina 27606
(919) 854-2771 Fax (919) 854-4397
www.miloneandmacbroom.com

30748 Pulte Street
Clemens, NC 27601
(843) 271-0284
www.miloneandmacbroom.com

[Handwritten signature]
DATE 4/2/07
DRAWN BY [initials]

OWNER/APPLICANT

SOUTH BAY PROPERTIES LLC
5511 CAPITAL CENTER DRIVE - SUITE 105
RALEIGH, NORTH CAROLINA 27606
T: (919) 256-1981
F: (919) 256-1982

LEGEND

EXISTING	PROPOSED
STREET LINE	STREET LINE
PROPERTY LINE	PROPERTY LINE
WETLAND BUFFER LINE	WETLAND BUFFER LINE
SETBACK LINE	SETBACK LINE
WATER COURSE	WATER COURSE
WATER CONTROL	WATER CONTROL
PIPE GRADE	PIPE GRADE
WETLAND	WETLAND
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
WATER VALVE	WATER VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
STONE DRAIN PIPE WITH INLET	STONE DRAIN PIPE WITH INLET
WATER MAIN	WATER MAIN
EDGE OF PAVEMENT / CURB	EDGE OF PAVEMENT / CURB
SEWERLINE	SEWERLINE
CHAIN LINK FENCE	CHAIN LINK FENCE

SANITARY SEWER PACKAGE LIST OF PLAN & PROFILE DRAWINGS

NO.	TITLE
UT1-UT3	SITE PLAN - PROPOSED SANITARY SEWER & WATER
SS1-SS11	SANITARY SEWER PLAN & PROFILES
PS1-PS2	SANITARY SEWER PUMP STATION "C" PLAN/DETAILS
E1-E2	PUMP STATION ELECTRICAL
D1	SANITARY SEWER DETAILS
D2	WATER DETAILS

SE: Dept. of Health & Environmental Control, Bureau of Water
STORMWATER COLLECTION & AGRICULTURAL PESTICIDE CONTROL
WATER & WASTEWATER FACILITIES

APPROVED FOR CONSTRUCTION ONLY
Subject to any restrictions which may appear in the distribution permit
Final copies approved for construction must be obtained from D-REC after
distribution of construction.

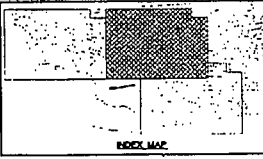
WATER FORCE: PHOTOGRAPHY: CHECKED FOR:

Water Permit # 24526-015 DATE 4/2/07

Water Permit # 22189-WW DATE 4-13-2007

Approved by: *[Signature]* / SA

[Handwritten signature]



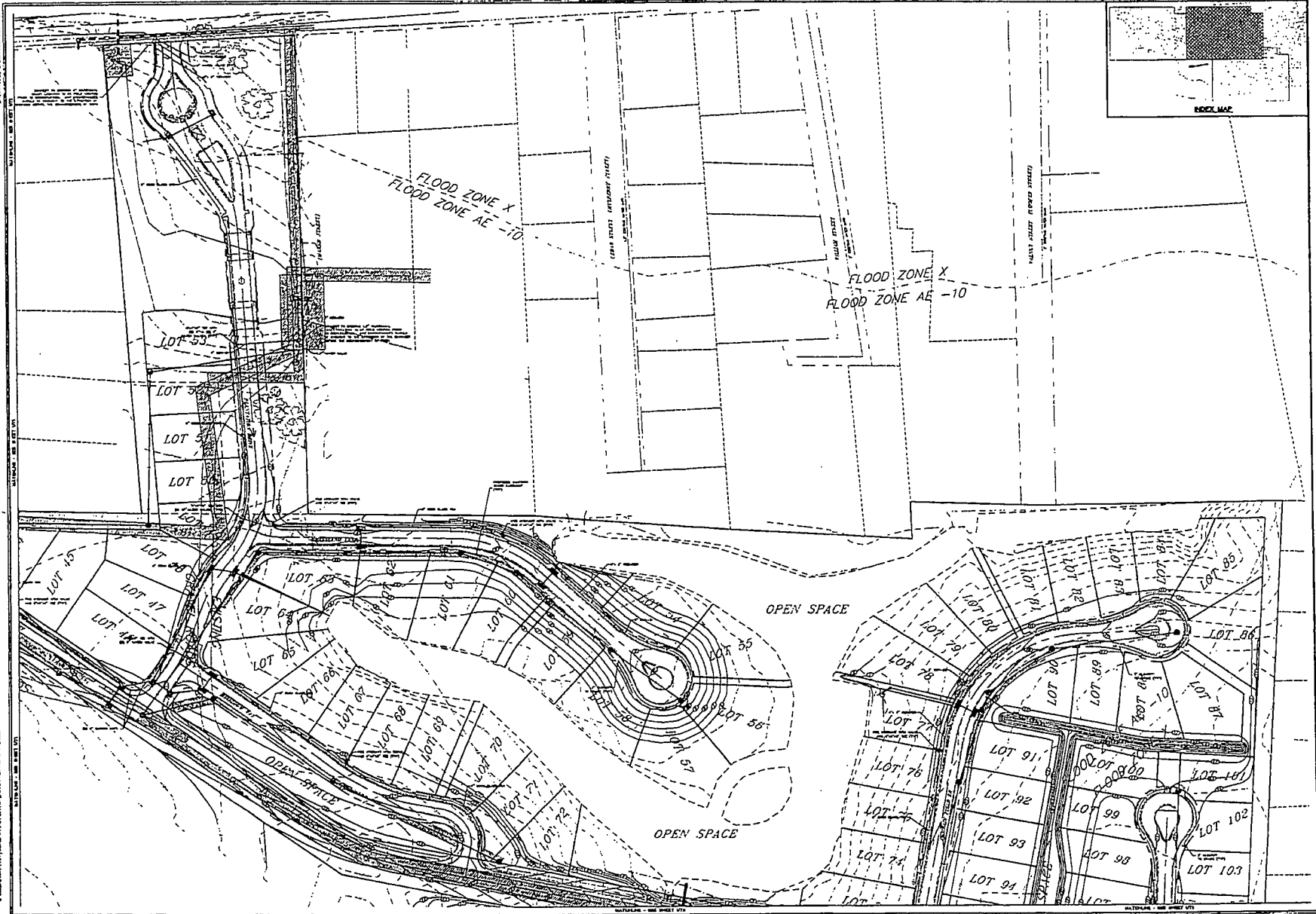
MILONE & MACBROOM,
 ARCHITECTS
 1111 COLLETT DRIVE, SUITE 100
 GEORGETOWN, SOUTH CAROLINA 29607
 TEL: 843.536.1111
 WWW.MILONE-MACBROOM.COM

REVISIONS

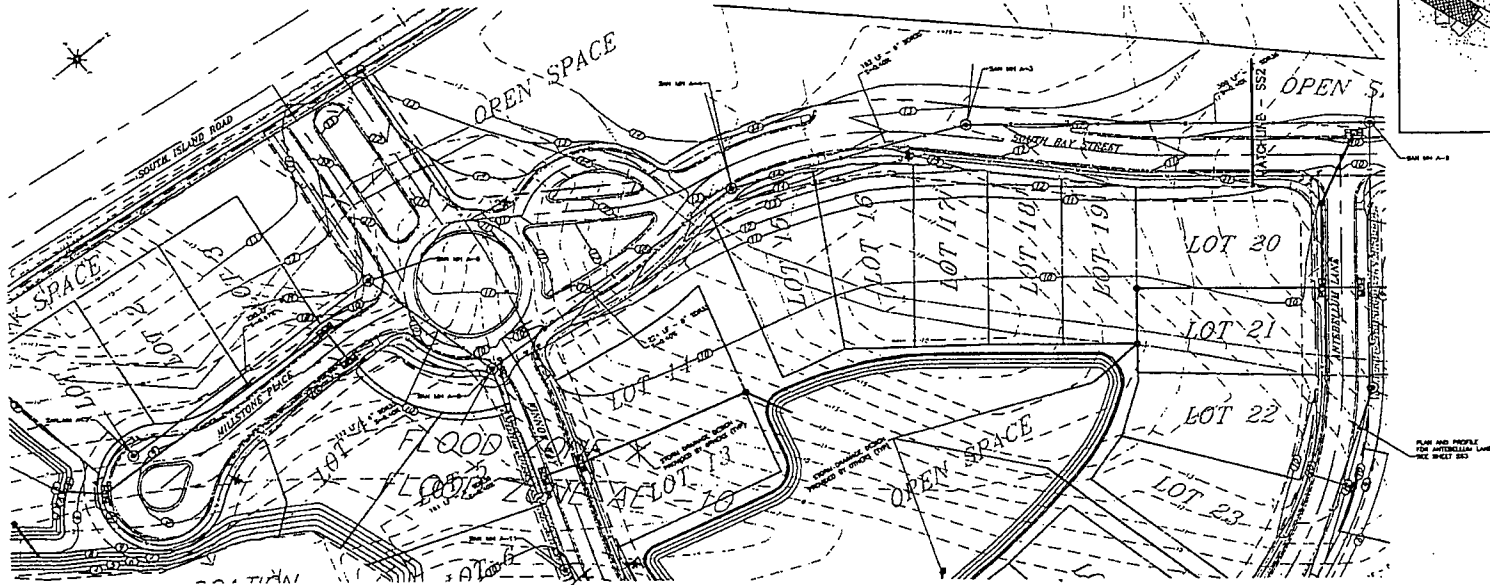
SITE PLAN - PROPOSED BANTARY BEWER & WATER
 THE PLANTATION AT WINYAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

REV	DATE	BY	CHK
1	APRIL 02, 2007		

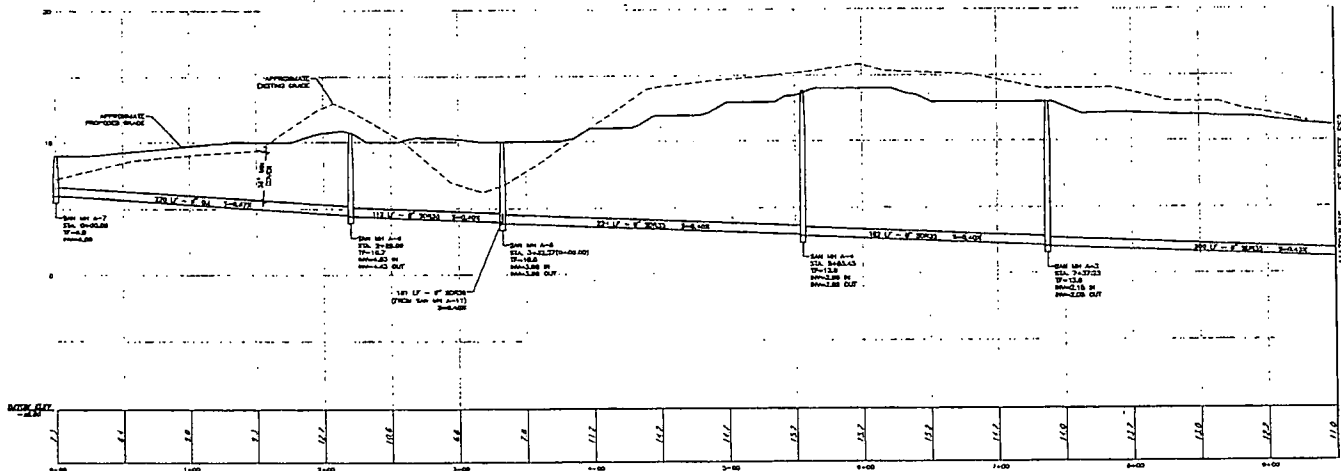
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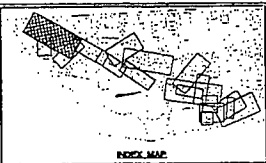
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MILESTONE PLACE - SOUTH BAY STREET
SAN. SEWER LINES TO EX. PUMP STATION PLAN VIEW
SCALE 1" = 40'



MILESTONE PLACE - SOUTH BAY STREET
SAN. SEWER LINES TO EX. PUMP STATION PROFILE VIEW
SCALE 1" = 40'



Professional Engineer
MILORNE & MACBROOM,
INC.
1000 North Carolina Street
Raleigh, North Carolina 27601
919-833-7171 Fax 919-833-7172
www.milorne.com

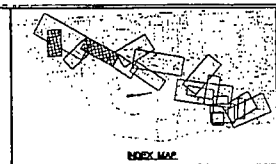
REVISIONS

SANITARY SEWER PLAN & PROFILES
SOUTH BAY STREET AND MILSTONE PLACE
THE PLANTATION AT WYNYAH BAY
SOUTH ISLAND ROAD & SOUTH BAY STREET
GEORGETOWN, SOUTH CAROLINA

RDC	RDC	SPD
12/12/07	12/12/07	12/12/07
SCALE	1" = 40' H	1" = 40' H
DATE	APRIL 22, 2007	1007-23-04
PROJECT NO.	2304134	

SS1

C:\projects\2304134\2304134.dwg



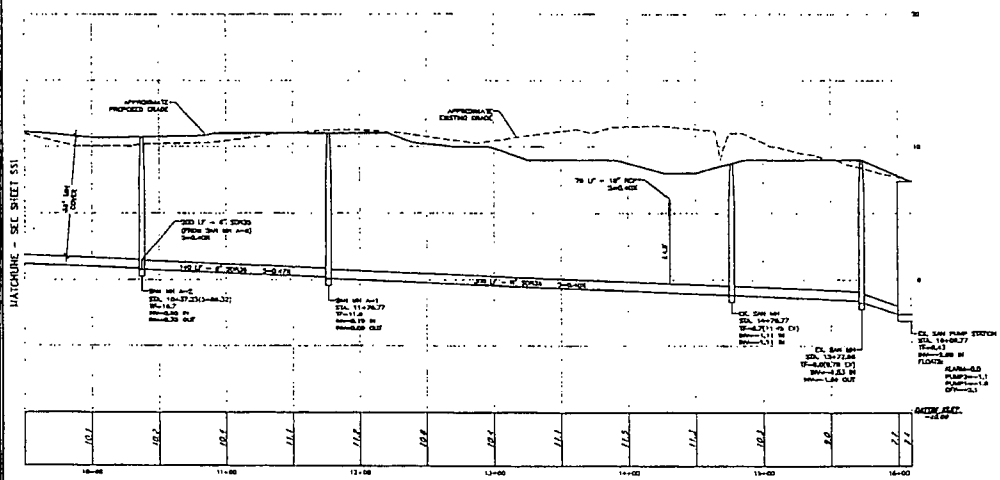
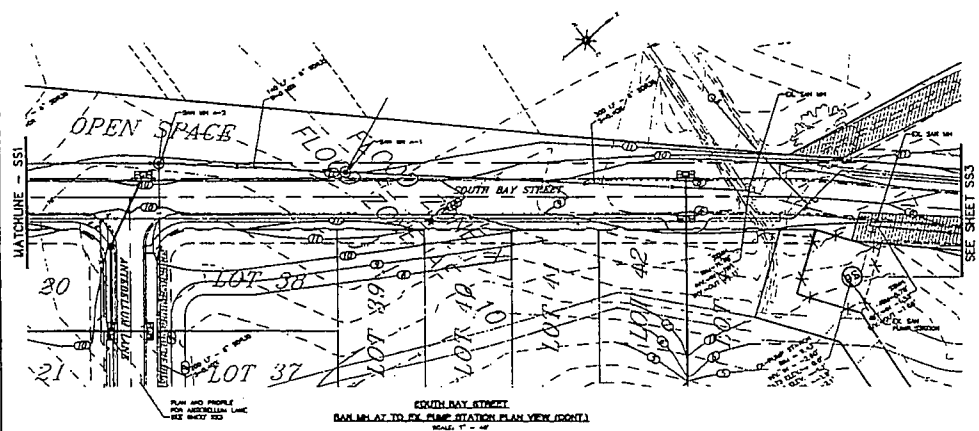
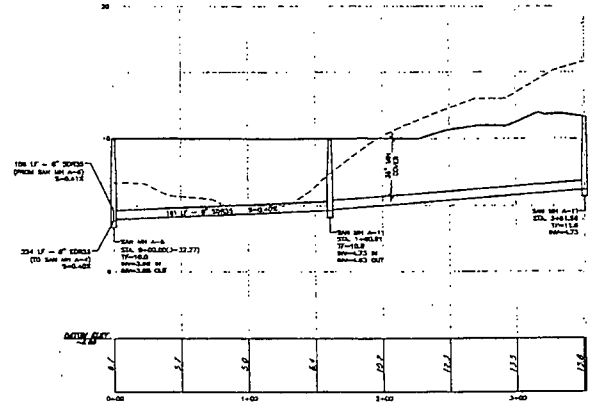
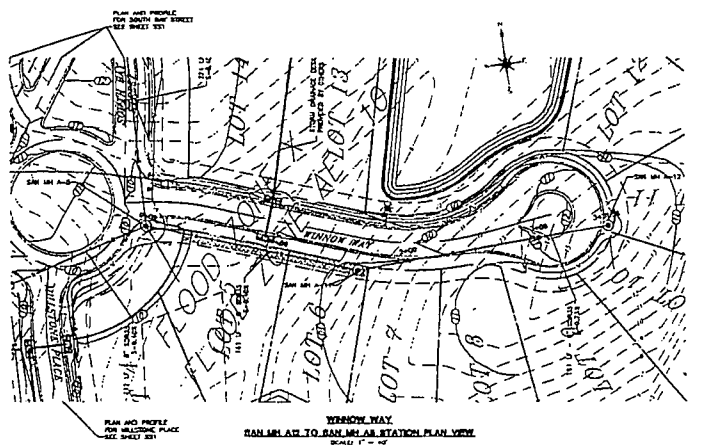
MILDREDS & MACBROOM,
 ARCHITECTS & ENGINEERS
 1100 S. W. 11th Street, Suite 100
 Ft. Lauderdale, Florida 33304
 Phone: (954) 561-1111
 Fax: (954) 561-1112

REVISIONS

BANTARY BEWER PLAN & PROFILES
 SOUTH BAY STREET AND WINDOW WAY
 THE PLANTATION AT WYVAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

REV	DATE	BY
1	APRIL 02, 2007	SS
2	2007-04	SS

SS2



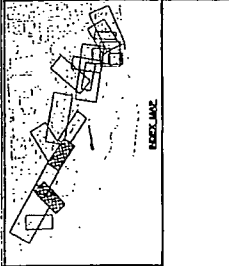
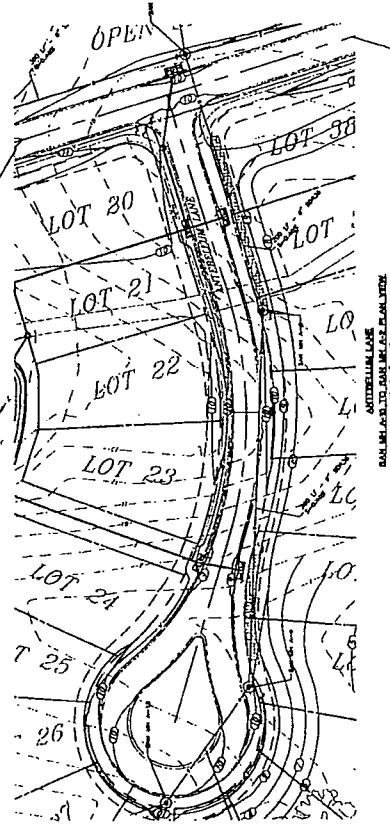
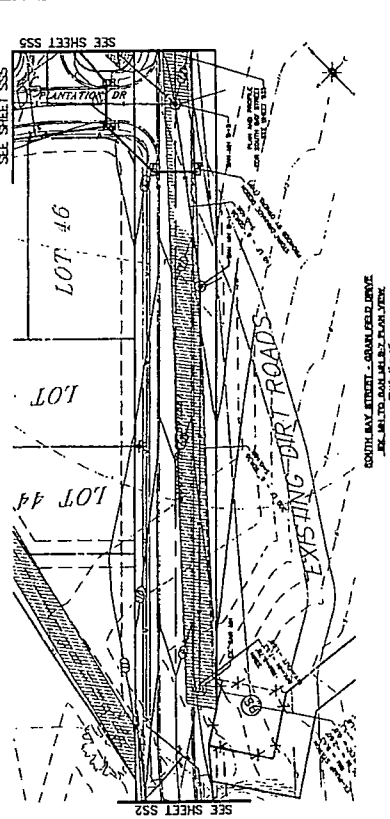
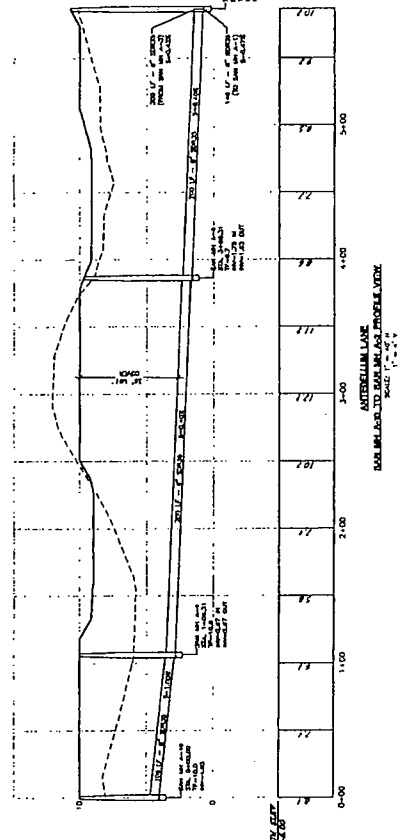
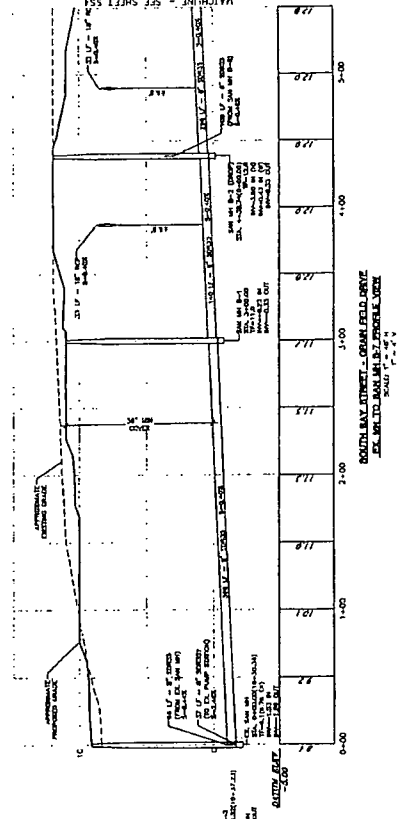
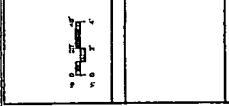
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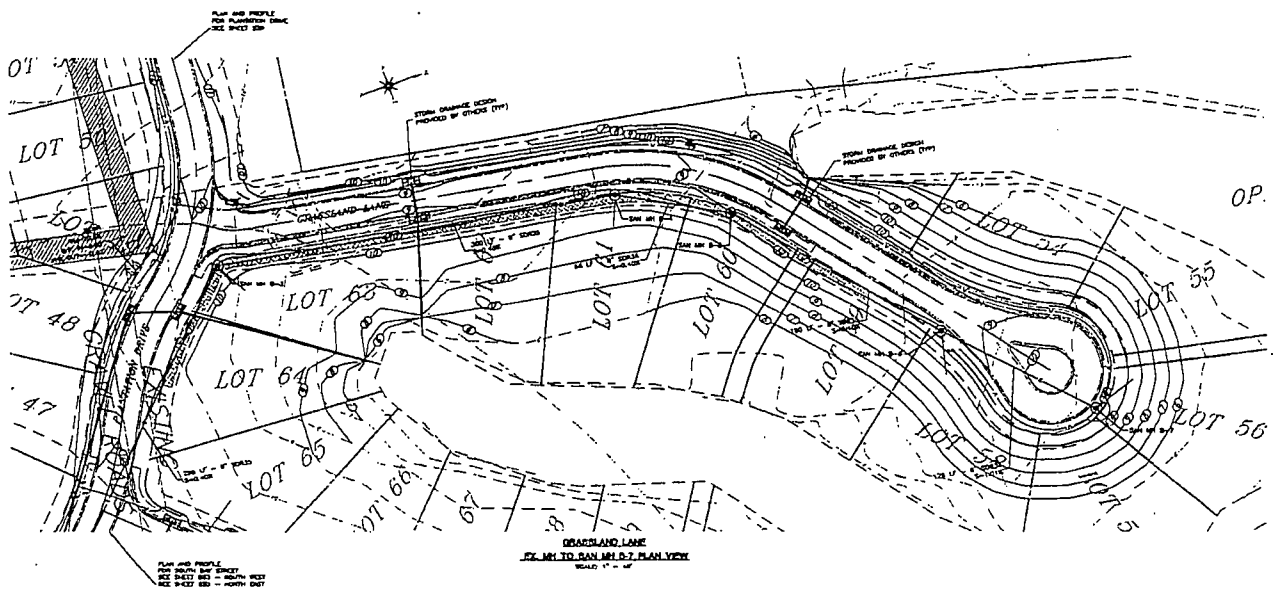
SSS

DATE: APRIL 02, 2007
SCALE: 1" = 40'

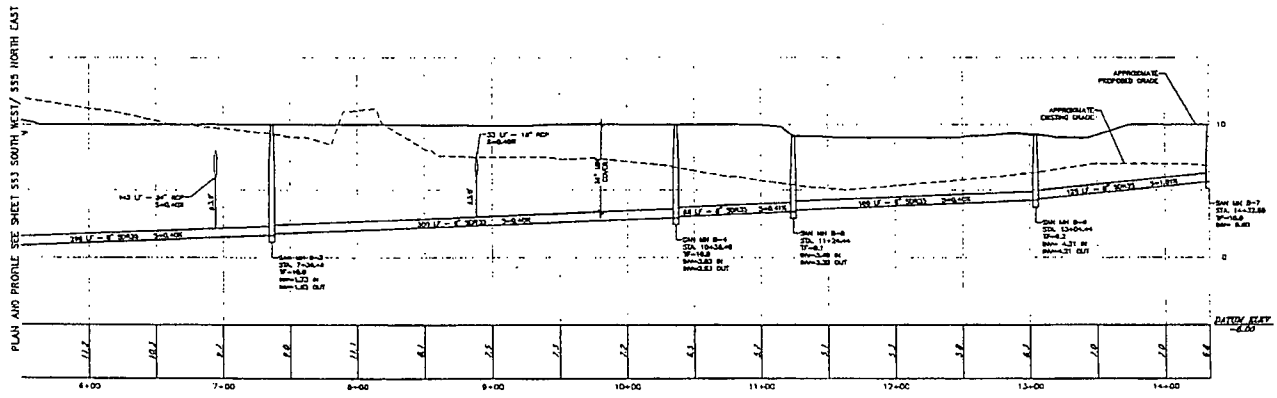
BAITARY SEWER PLAN & PROFILES
SOUTH BAY STREET - GRAYN FIELD DRIVE AND ANTEBELLUM LANE
THE PLANTATION AT WINYAH BAY
SOUTH BLAND ROAD & SOUTH BAY STREET
GEORGETOWN, SOUTH CAROLINA

REVISIONS
MILONE & MACROOM
2113 South Blain Drive, Suite 100
Georgetown, South Carolina 29542
(815) 344-3377 Fax (815) 344-1193
www.miloneandmacroom.com

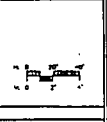
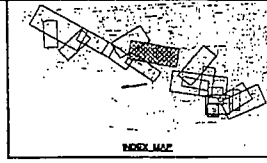




DRACELAND LANE
 FROM N.W. TO S.W. 1/4 SECTION 555
 SCALE 1" = 40'



DRACELAND LANE
 FROM N.W. TO S.W. 1/4 SECTION 555
 SCALE 1" = 40'



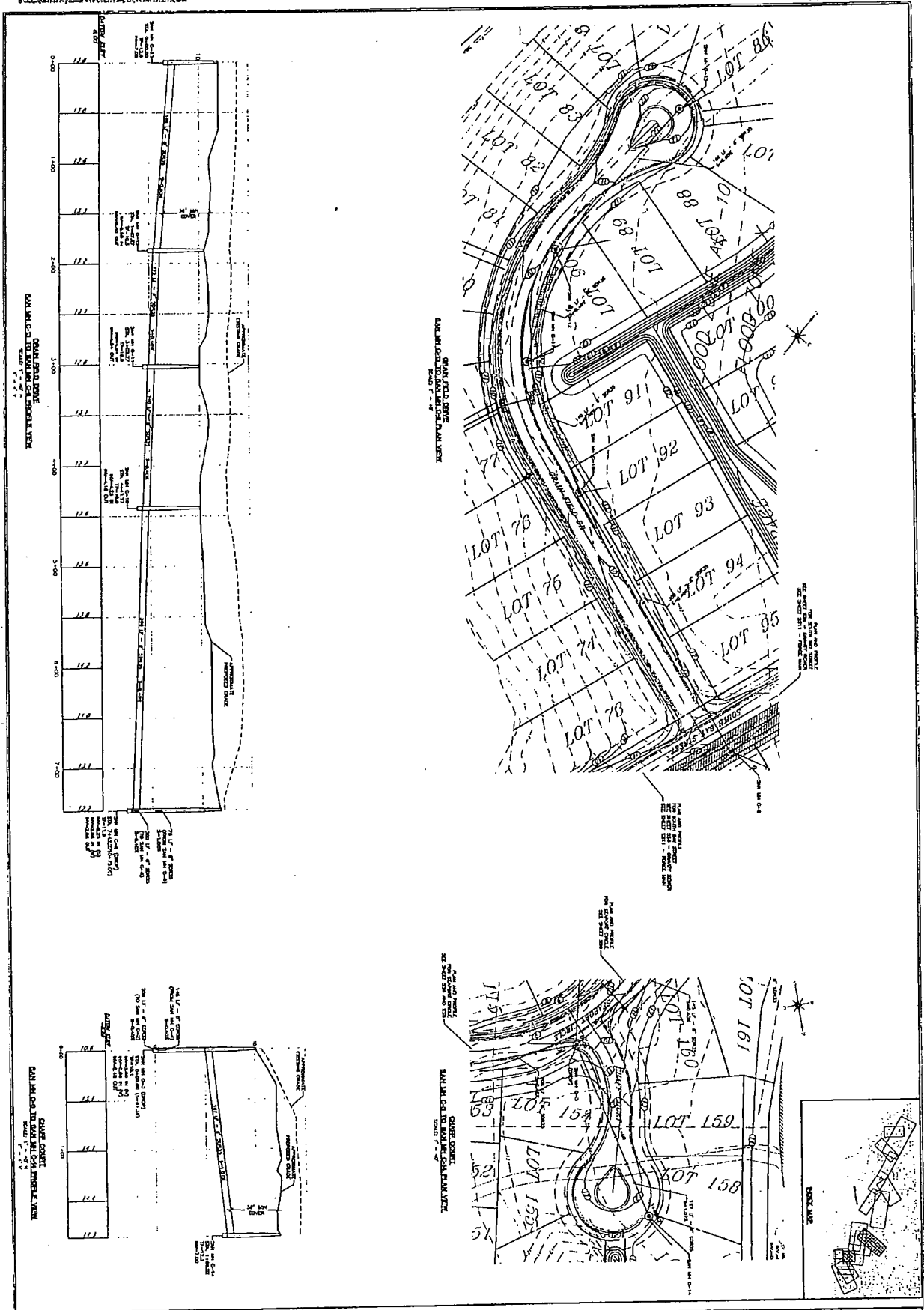
CONSULTING ENGINEERS
 MILBURN & MACBROOM
 1111 Cedar Creek Rd., Ste. 108
 Raleigh, North Carolina 27615
 Phone: 919.876.1000
 Fax: 919.876.1001
 www.milburnmacbroom.com

NO.	REVISIONS

SANITARY SEWER PLAN & PROFILES
 DRACELAND LANE
 THE PLANTATION AT WHYDAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

DATE	BY	CHKD
T - 01	F - 01	
T - 02	F - 02	
DATE		
APRIL 02, 2007		
PROJECT NO.		
2007-04		

SS4



PLAN AND PROFILE OF SEWER LINES
 SCALE: 1" = 40'

PLAN AND PROFILE OF SEWER LINES
 SCALE: 1" = 40'

DATE	BY	CHKD	APP'D
APRIL 22, 2009	SS7		

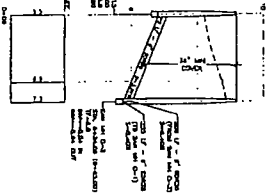
SANITARY SEWER PLAN & PROFILES
DRAIN FIELD DRIVE AND CHAFF COURT
THE PLANTATION AT WINYAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

NO.	DATE	DESCRIPTION

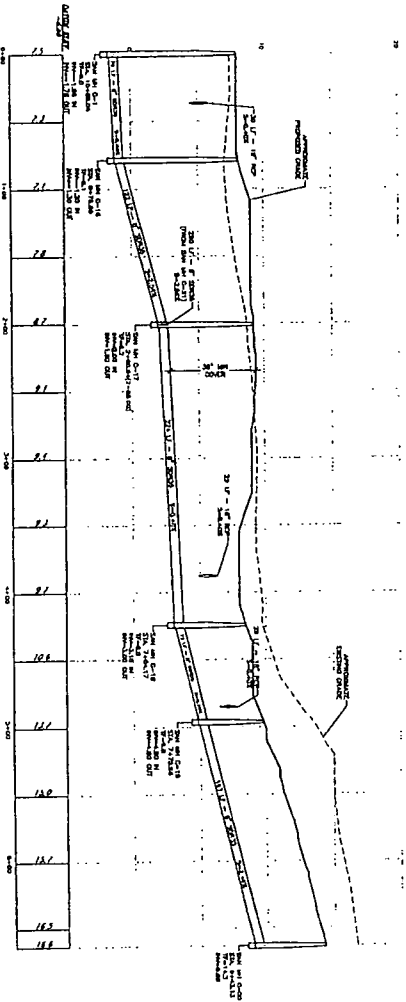
MILONE & MACBROOM
 2111 Capital Center Drive - 1st Fl. 17th
 Killebrew, North Charleston 29518
 (815) 224-4171 Fax (815) 224-1997
 www.milone-macbroom.com



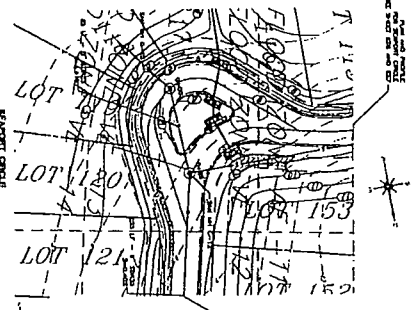
REPORT ORCLE
 SOUTH ISLAND ROAD AND SOUTH BAY STREET
 SCALE: 1" = 40'



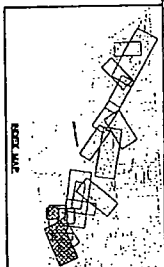
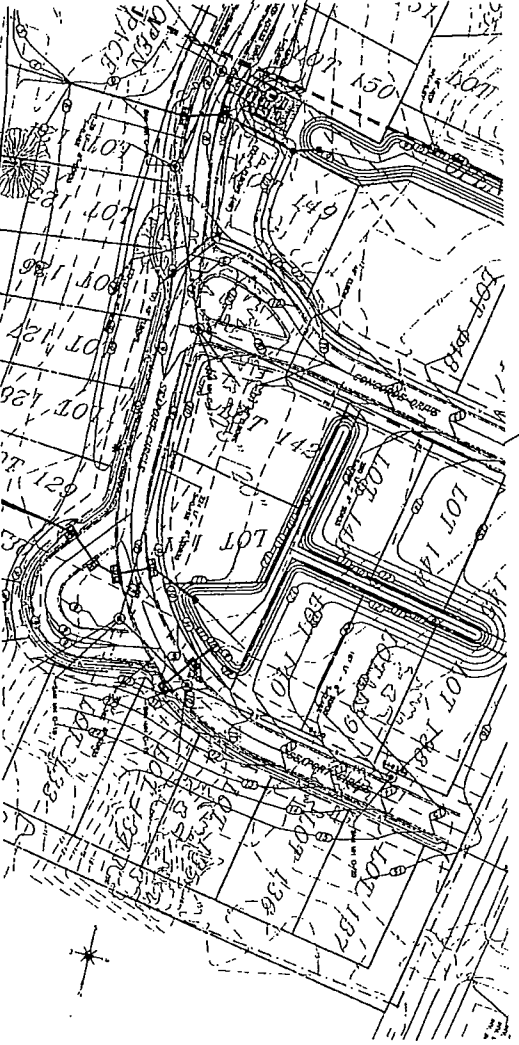
REPORT ORCLE
 SOUTH ISLAND ROAD AND SOUTH BAY STREET
 SCALE: 1" = 40'



REPORT ORCLE
 SOUTH ISLAND ROAD AND SOUTH BAY STREET
 SCALE: 1" = 40'



REPORT ORCLE
 SOUTH ISLAND ROAD AND SOUTH BAY STREET
 SCALE: 1" = 40'

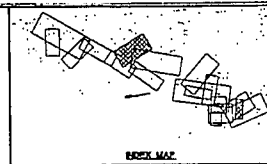


SS8	DATE	BY	CHKD	APP'D

SANITARY SEWER PLAN & PROFILED
REPORT ORCLE
THE PLANTATION AT WRYAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

MILONE & MACBROOM
 1111 Capital Center Drive - Suite 120
 Columbia, South Carolina 29201
 (803) 734-4313 Fax (803) 734-0077
 www.miloneandmacbroom.com

NO.	DATE	DESCRIPTION



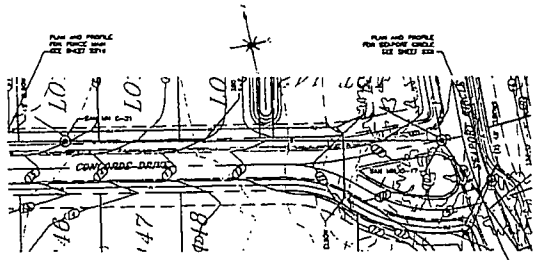
Prepared by
MILONE & MACBRIDE,
 ENGINEERS & ARCHITECTS
 1000 W. BROADWAY
 CHARLOTTE, N.C. 28202

REVISIONS

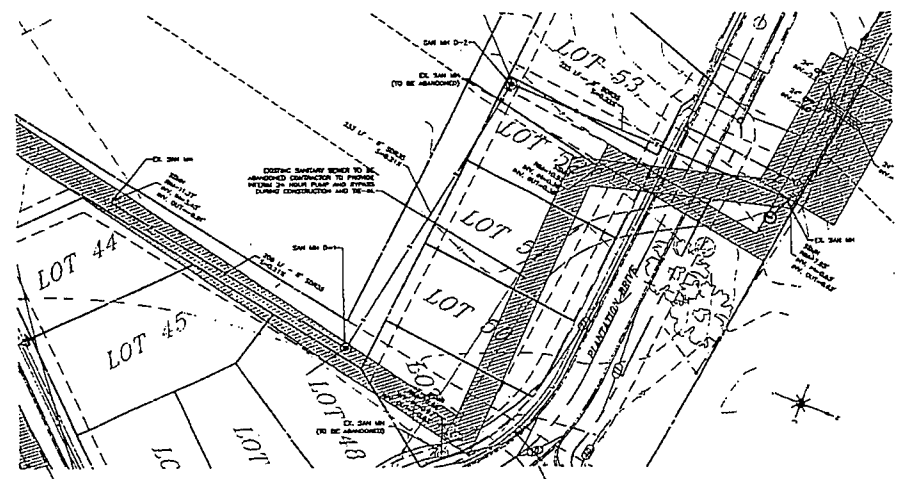
SANITARY SEWER PLAN & PROFILES
 CONCOURSE DRIVE AND EXISTING GRAVITY SANITARY SEWER
 THE PLANTATION AT WYVAH BAY
 SOUTH ISLAND ROAD & SOUTH BAY STREET
 GEORGETOWN, SOUTH CAROLINA

DATE	APR. 02, 2007
PROJECT NO.	2041-34
SCALE	1" = 40' H
DESIGNED BY	ERD
CHECKED BY	ROC
DATE	

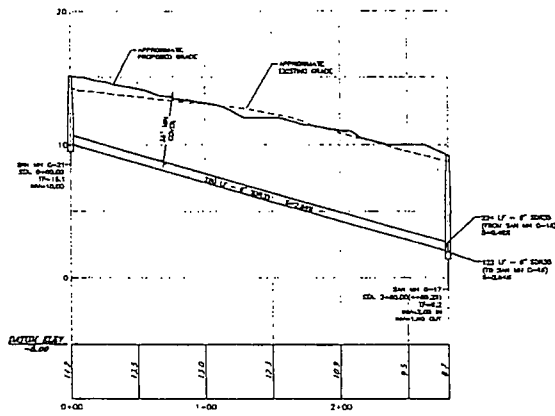
SS9



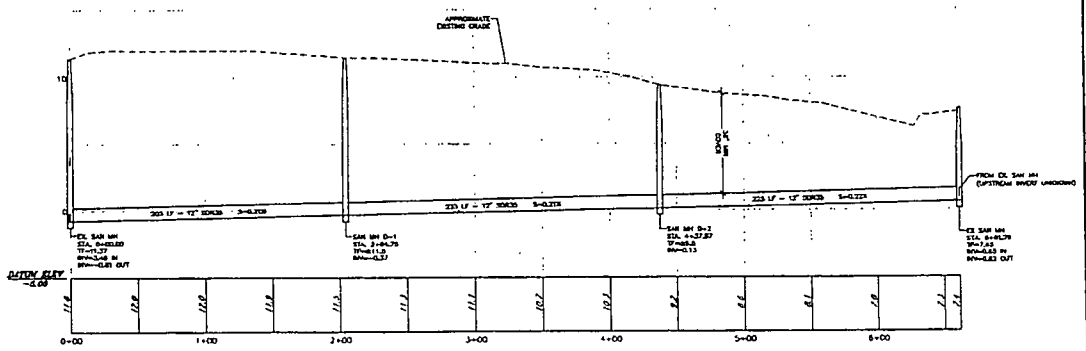
CONCOURSE DRIVE
 SAN. M.I. C-1 TO SAN. M.I. C-7, PLAN VIEW
 SCALE 1" = 40'



EXISTING GRAVITY SAN. SEWER
 ROUTING PLAN VIEW
 SCALE 1" = 40'

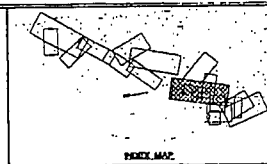
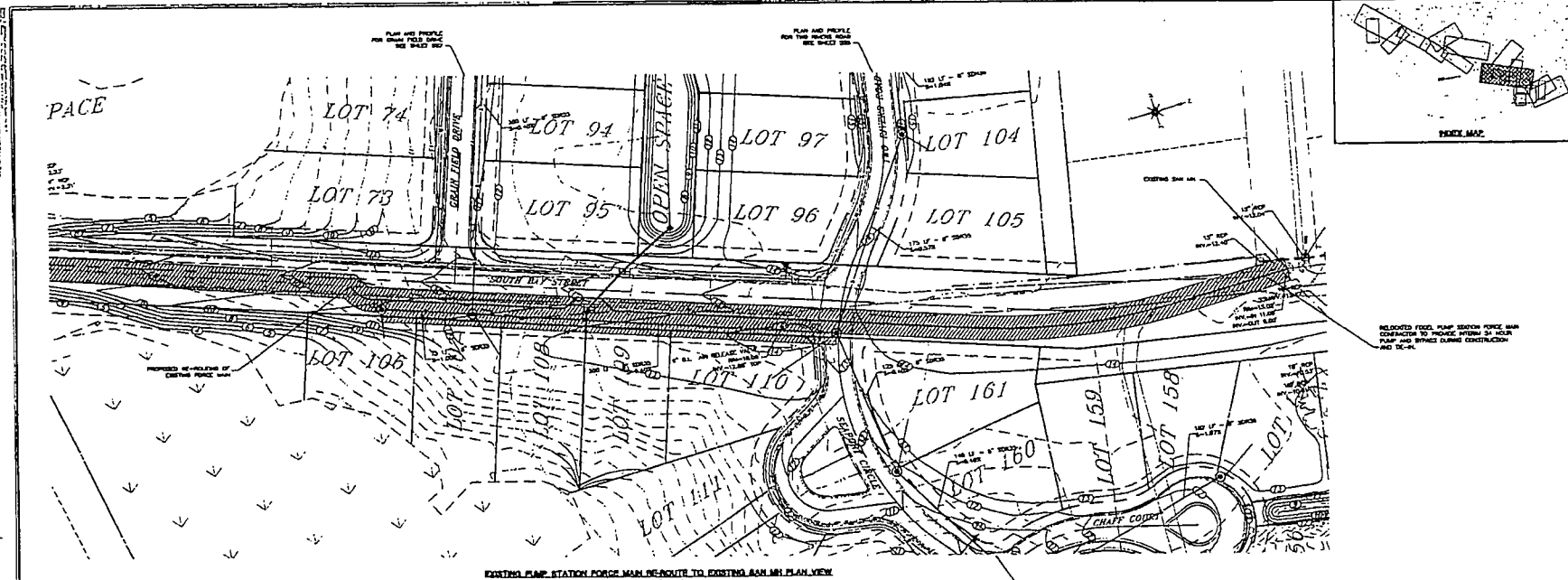


CONCOURSE DRIVE
 SAN. M.I. C-1 TO SAN. M.I. C-7, PROFILE VIEW
 SCALE 1" = 40'



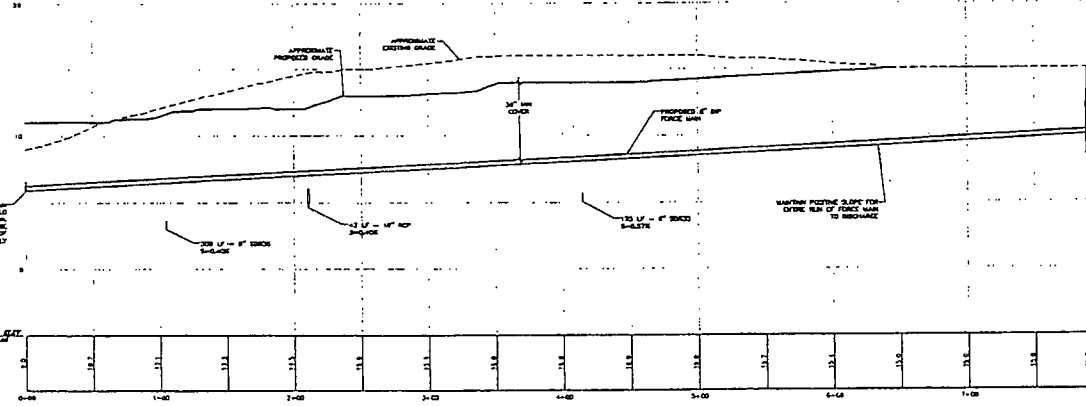
EXISTING GRAVITY SAN. SEWER
 ROUTING PROFILE VIEW
 SCALE 1" = 40'

Drawn by: J. P. ...
 Checked by: ...
 Date: ...



RELOCATED FLOOD HAZARD ZONE FORCE MAIN CONNECTION TO PROTECT STORM SEWER PUMP AND BYPASS DURING CONSTRUCTION AND DE-FL.

PLAN AND PROFILE FOR SEWER MAIN AND CHAFF COUPLER SEE SHEET 204-02



EXISTING 15" FORCE MAIN ONLY EXISTING TO BE MOVED FROM TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER IMMEDIATELY.

15" SAN MI 15" FORCE MAIN 15" CHAFF COUPLER 15" FORCE MAIN 15" SAN MI

EXISTING PUMP STATION FORCE MAIN RE-ROUTE TO EXISTING SAN MI PROFILE VIEW
SCALE: 1" = 4' 0"

MILONE & MACBROOM,
INCORPORATED
1000 W. BROADWAY, SUITE 100
SEASIDE, NORTH CAROLINA 28581
TEL: 919.339.1111 FAX: 919.339.1112
WWW.MACBROOM.COM

REVISIONS

SANITARY SEWER PLAN & PROFILES
EXISTING PUMP STATION FORCE MAIN RE-ROUTING
THE PLANTATION AT WINYAH BAY
SOUTH ISLAND ROAD & SOUTH BAY STREET
SEASIDE, SOUTH CAROLINA

REV	DATE	BY	CHKD	APP'D

DATE: APRIL 02, 2007
PROJECT: 204-04

SS11

Checked and Approved: [Signature] Date: [Date]

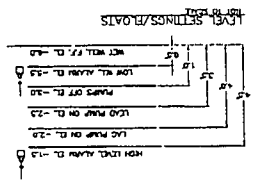
PS1

REV	NO.	DATE	DESCRIPTION
1	1	APRIL 6, 2007	ISSUED FOR PERMIT
2	2	3/8/07	REVISED PER COMMENTS
3	3	NOV 2006	REVISED PER COMMENTS

SEWERAGE
SANITARY SEWER PUMP STATION - OF PLUMBING
THE PLANTATION AT WINYAH BAY
SOUTH ISLAND ROAD & SOUTH BAY STREET
GROUNDTOWN, SOUTH CAROLINA

REVISION	DATE	DESCRIPTION
1		
2		
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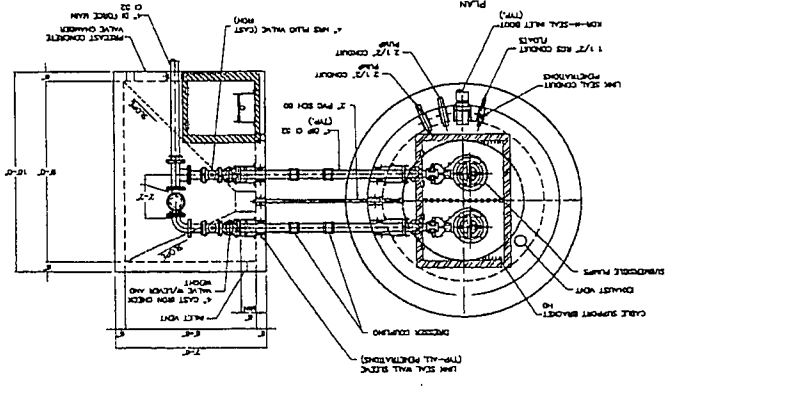
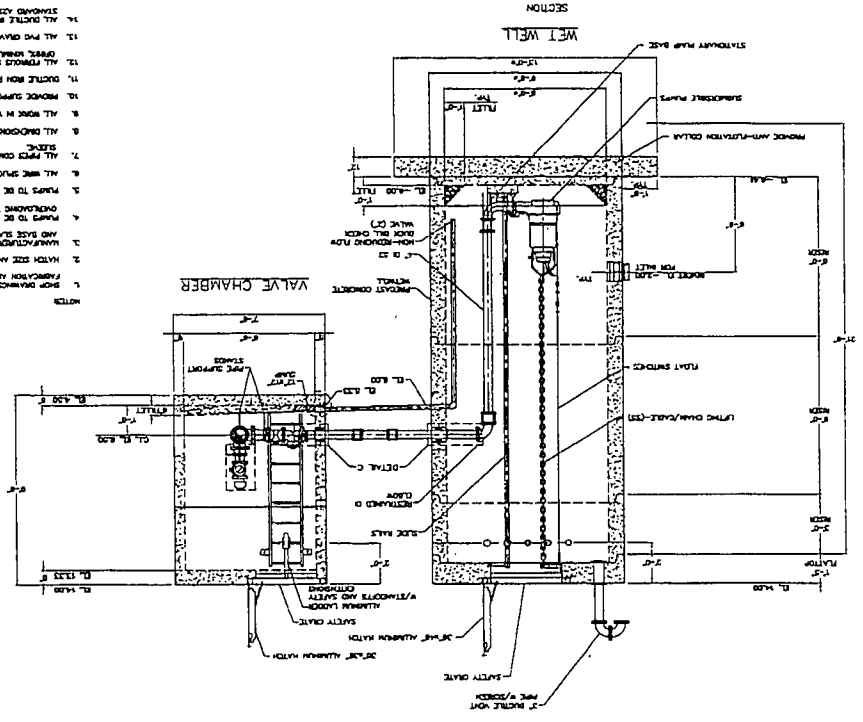
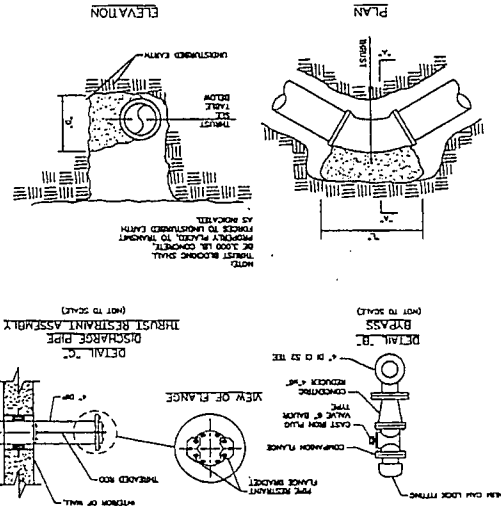
DESIGNED BY
MILONE & MACBROOM
1111 CALHOUN DRIVE
COLUMBIA, SOUTH CAROLINA 29201
PH: 803.733.1111
WWW.MILONE-AND-MACBROOM.COM

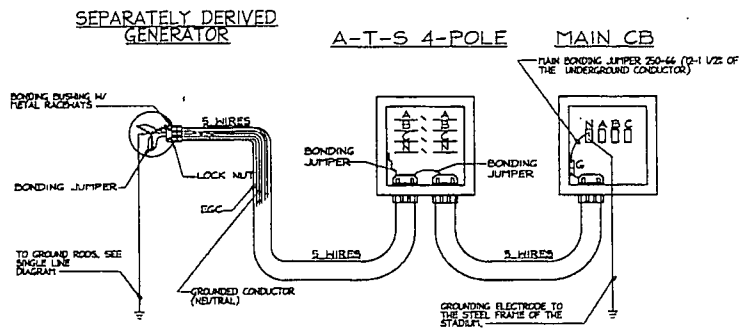


1. SHOP DRAWINGS FOR ALL PARTS AND COMPONENTS TO BE SUBMITTED TO ENGINEER AND CITY FOR REVIEW PRIOR TO FABRICATION AND INSTALLATION.
2. ALL PARTS AND COMPONENTS TO BE USED BY THE MANUFACTURER AND APPROVED BY SHOP DRAWINGS.
3. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
4. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
5. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
6. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
7. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
8. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
9. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
10. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
11. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
12. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
13. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.
14. ALL WORK IN WELLS, VALVE CHAMBERS AND COMPANIONWAYS TO BE CONFORMED TO ALL APPLICABLE CODES AND STANDARDS.

THRUST BLOCK DETAIL

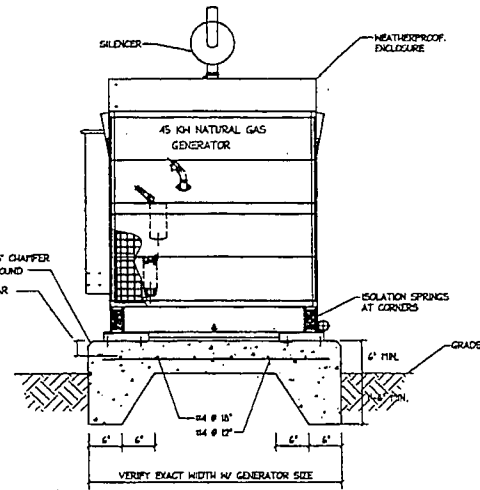
PIPE DIA.	PIPE WALL THICKNESS	PIPE WEIGHT	PIPE WEIGHT PER FOOT	PIPE WEIGHT PER FOOT (KIP)
12"	0.375	13.2	1.1	0.31
14"	0.4375	18.7	1.6	0.44
16"	0.500	25.3	2.1	0.58
18"	0.5625	33.0	2.8	0.77
20"	0.625	41.8	3.5	0.97
24"	0.750	61.2	5.1	1.40
30"	0.9375	93.0	7.8	2.14
36"	1.125	128.0	10.7	2.94
42"	1.3125	176.0	14.7	4.05
48"	1.500	237.0	20.6	5.73
54"	1.6875	312.0	27.2	7.47
60"	1.875	401.0	35.1	9.68
66"	2.0625	504.0	44.0	12.18
72"	2.250	621.0	53.9	14.89
78"	2.4375	752.0	64.7	17.81
84"	2.625	897.0	76.4	20.94
90"	2.8125	1056.0	89.0	24.28
96"	3.000	1229.0	102.4	27.83
102"	3.1875	1416.0	116.7	31.58
108"	3.375	1617.0	131.9	35.53
114"	3.5625	1832.0	147.9	39.68
120"	3.750	2061.0	164.7	44.03





- NOTES:
1. GENERATOR NEUTRAL MUST BE BONDED AND GROUNDED.
 2. GENERATOR SHALL BE PROVIDED WITH CIRCUIT BREAKER.
 3. (EGC) EQUIPMENT GROUND CONDUCTOR.

① GENERATOR GROUNDING DETAIL
SCALE NONE



② GENERATOR PAD DETAIL
SCALE NONE

Spring Steep, McCullin
Engineering PA

N

SOUTH CAROLINA
CORPORATE OFFICE OF ARCHITECTURE

TOPOGRAPHY/PROJECT
NO. 2008
REVISION

MILONE & MACBROOM
2110 Locust Street, Suite 104
Riverside, North Carolina 27578
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REVISIONS

SHEET TITLE ELECTRICAL DETAILS
THE PLANTATION AT WINYAH BAY
SOUTH ISLAND ROAD & SOUTH BAY STREET
GEORGETOWN, SOUTH CAROLINA

DATE	NO.	BY
04-03-07	000	SPH
AS NOTED		
04-03-07		
07004		

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EXHIBIT 5

**HARTFORD/SOUTH BAY
LAWSUIT LIST**

<u>No.</u>	<u>Case Name</u>	<u>Case Number</u>
1.	<i>Bonnie N. Charlton and Ronald L. Charlton v. The City of Georgetown, Hartford Casualty Insurance Company, Hartford Fire Insurance Company and South Bay Properties</i>	2008-CP-22-01490
2.	<i>John Steven Goodwin, et al. v. Landquest, et al.</i>	2009-CP-22-1045
3.	<i>Glennon M. Willis v. Landquest</i>	2009-CP-22-1461
4.	<i>McDuffie F. Renfro, Marianna Renfro v. Landquest</i>	2009-CP-22-1462
5.	<i>Richard W. Seibold v. Landquest</i>	2009-CP-22-1463
6.	<i>Timothy D. Holdren, et al. v. Landquest</i>	2009-CP-22-1464
7.	<i>Donald L. Lemmon, et al. v. Landquest</i>	2009-CP-22-1465
8.	<i>Arnold Hayes v. Landquest</i>	2009-CP-22-1466
9.	<i>William J. Russell v. Landquest</i>	2009-CP-22-1467
10.	<i>Jeffrey K. Hodge v. Landquest</i>	2009-CP-22-1468
11.	<i>Richard W. Seibold v. Landquest.</i>	2009-CP-22-1469
12.	<i>David Dangerfield v. Landquest</i>	2009-CP-22-1470
13.	<i>Michael Brown v. Landquest</i>	2009-CP-22-1558
14.	<i>McDuffie Renfro v. Landquest</i>	2009-CP-22-1584
15.	<i>Bret Lyon v. Landquest</i>	2009-CP-22-1615
16.	<i>Jonathan M. Pierce v. Landquest</i>	2009-CP-22-1629
17.	<i>Michael W. Brown v. Landquest</i>	2009-CP-22-1665
18.	<i>Edgar R. Moody v. Landquest</i>	2009-CP-22-1678
19.	<i>Donald Lemmon, et al. v. Landquest</i>	2009-CP-22-1814
20.	<i>Tod A. Herbers v. Landquest</i>	2010-CP-22-1268
21.	<i>Franklin v. Landquest</i>	2010-CP-22-1377
22.	<i>Green v. Landquest</i>	2010-CP-22-1386
23.	<i>Buss v. Landquest</i>	2010-CP-22-1446

EXHIBIT 6

Project: The Plantation at Winyah Bay
Georgetown, SC
BID FORM

Item No.	Description	Quantity	Unit	Unit Price	Amount
General					
100	Mobilization & Bonding	1	LS		
110	Permits	1	LS		
120	Clearing & Grubbing	1	LS		
130	Surveys and Layout	1	LS		
140	Construction entrance & exit	1	LS		
150	Tree Save Fencing	1	LS		
160	Seeding	1	LS		
170	Wetlands Buffer	1	LS		
180	Erosion Control per BMP	1	LS		
Demolition					
210	Remove existing structures	1	LS		
220	Remove existing sewer and manholes	1	LS		
230	Remove existing drainage pipe and structures	1	LS		
Sanitary					
305	Install 12" SDR 35 Sanitary Sewer	663	LF		
310	Install 8" SDR 35 Sanitary Sewer	8,024	LF		
320	Install 4' diameter manholes	47	EA		
330	Install 8" DIP Sanitary Sewer - Force Main	799	LF		
335	Install 8" DIP Sanitary Sewer - Gravity	220	LF		
340	Install 4" DIP forcemain	622	LF		
400	Single Sewer Service	55	EA		
410	Double Sewer Service	53	EA		
450	Test Sewer	1	LS		
500	Pump Station Complete to include all work required to 5' outside required fence plus connections to existing and testing for complete system	1	LS		
Earthwork					
610	Strip topsoil & Stockpile	1	LS		
620	Roadway Cut & Fill	1	LS		
630	Haul excess material off-site	1	LS		
640	Subgrade prep. (18")	1	LS		
650	Fine Grade Roads	1	LS		
660	Fine Grade Shoulders and Slopes	1	LS		

Project: The Plantation at Winyah Bay
Georgetown, SC
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670	Laboratory Testing (Concrete, Earthwork, Roadways and Utility Backfill) (See Special Instructions)	1	Allowance	\$ 50,000.00	\$ 50,000.00
680	Unsuitable Soil Removal & Replacement	1	Allowance	\$ 20,000.00	\$ 20,000.00
Stormwater					
710	Type 18 Structure	33	EA		
720	Type 17 Structure	11	EA		
730	Type 9 Structure	1	EA		
740	Junction Boxes	6	EA		
750	18" RCP	2,184	LF		
760	24" RCP	838	LF		
770	30" RCP	213	LF		
780	48" RCP	31	LF		
790	38" X 60" RCPA	113	LF		
800	14" X 23" RCPA	75	LF		
810	Outlet Structure	4	EA		
820	Headwall	1	EA		
830	18" Flared end section	10	EA		
840	24" Flared end section	5	EA		
850	30" Flared end section	1	EA		
860	48" Flared end section	2	EA		
870	14"x23" Flared end section	1	EA		
880	38" X 60" Flared end section	4	EA		
890	Rip-Rap	500	Ton		
900	6" Underdrain	6,500	LF		
Water					
1010	8" PVC Water line Incl fittings	9,375	LF		
1020	6" PVC water line Incl fittings	384	LF		
1030	4" PVC Water line	83	LF		
1040	3" PVC Water line	988	LF		
1050	2" PVC Water line	2,178	LF		
1060	1 1/2" PVC Water line	15	LF		
1070	Fire Hydrants Incl valve, lead and tee	16	EA		
1080	8" Gate Valve	24	EA		
1090	6" Gate Valves	4	EA		
1100	4" Gate Valve	1	EA		
1110	2" Gate Valve	3	EA		
1120	1 1/2" Gate Valve	1	EA		

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1130	8" x 6" Reducer	3	EA		
1140	8" x 3" Reducer	1	EA		
1150	8" x 2" Reducer	5	EA		
1160	6" x 3" Reducer	1	EA		
1170	6" x 2" Reducer	1	EA		
1180	4" x 1.5" Reducer	1	EA		
1190	2" blowoff assembly to grade complete	4	EA		
1200	3" blowoff assembly to grade complete	3	EA		
1210	8" Bend	5	EA		
1220	6" Tapping Sleeve & Valve	5	EA		
1230	2" Tapping Sleeve & Valve	5	EA		
1240	8" x 8" x 8" Tee	5	EA		
1250	8" x 6" x 8" Tee	2	EA		
1260	8" x 8" x 6" Tee	1	EA		
1270	8" x 4" x 8" Tee	1	EA		
1280	Single Water Service	39	EA		
1290	Double Water Service	61	EA		
1300	Test Water Lines and Chlorination	1	LS		
	Pavement				
2010	Curb 18"	19,426	LF		
2020	Curb 24"	3,974	LF		
2030	Sidewalk (Including ramps)	55,875	SF		
2040	6" SABC incl fine grade	29,302	SY		
2050	Pave 2 1/2" Surface - Type 1	29,302	SY		
3000	Offsite SCDOT ROW Work Complete	1	LS		
	Traffic				
4000	Street Signs	1	Allowance	\$ 10,000.00	\$ 10,000.00
4010	Pavement Markings	1	Allowance	\$ 10,000.00	\$ 10,000.00
	Electrical				
5000	Electrical U/G conduit and sleeves	1	Allowance	\$ 300,000.00	\$ 300,000.00
	Bridge				
6000	Bridge (complete including abutments, foundation, approach slabs, etc)	1	LS		
				TOTAL BID	