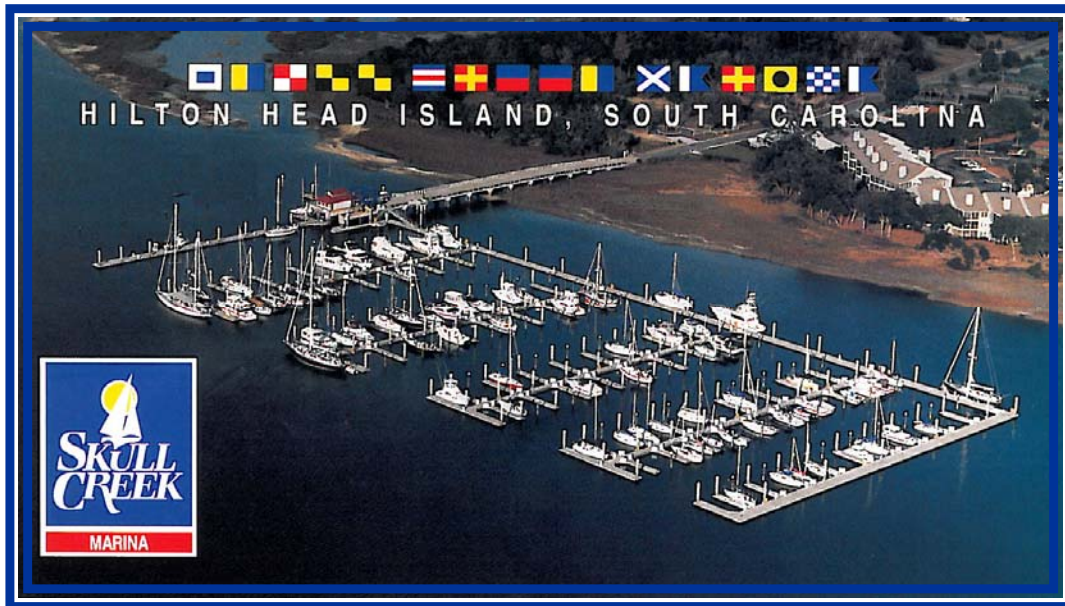


Skull Creek Marina Boatslips



What you always wanted to know...

Skull Creek Marina is located on the IntraCoastal Waterway at Marker 555 in Hilton Head Plantation next to Grandview and within walking distance of the Country Club of Hilton Head. It is important to note these are NOT the slips in front of the Governors Harbour condos.

Quick Facts:

- These are 99 year leases
- Skull Creek Limited Partnership assess the lessee annually for each slip's percent of the annual budget which includes taxes, insurance, maintenance, water fees, and operating expenses.
- Lessee can sub-lease directly or the Marina can sub-let for you, both long-term and short-term.
- 50A 208V power, as well as, 30A 120V single phase power is available and will be metered. The larger slips have 50A and the smaller have 30A. 100A service is available on a limited basis.
- Hose bib is adjacent to the power center.
- Electrical connections are standard Marina outlets, with the boat supplying the cable not the Marina.
- Parking is available for one vehicle per slip.
- Holding Tank Pump-outs are available both at the fuel dock and at each slip with the Marina's pump-out boat.
- Boatyard onsite
- Outside contractors are allowed in the Marina with property insurance and business license on file.
- Slips up to 90ft are available
- NO no-wake Zone

Please contact ANDY TWISDALE by phone 843-384-7771 or via email at Andy@SellHiltonHead.com as he will provide you with valuable information.

**Call the Skull Creek Harbourmaster to schedule a showing
843-681-8436 or email: Steve@TheSkullCreekMarina.com**



MARINA
 Located on the Intracoastal
 in Hilton Head Plantation

Located at ICW mile 555
 17 nm to Port Royal Sound Sea Buoy
 32° 14.8'N, 80° 44.9'W
 We monitor VHF 16, 9, 10 & 68

Transient Rates:

Daily: \$1.75/ft/day (75'+: \$2.50/ft/day)
 Electric per cord, per day:
 30A-\$ 9, 50A-\$ 15
 100A-\$30/day, \$300/mo per cord

MONTHLY DOCKAGE

Maximum		Min.Berth		
Dock	LOA	Rate/ft	Rate	Electric
A&B	32'	\$13.00	\$390	1-30 125V
C&D	38'	\$13.75	\$495	1-30 125V
E	40'	\$14.50	\$550	2-30 125V
F&G	45'	\$14.50	\$610	2-30 125V
H	46'	\$14.50	\$670	2-50 208V
I	58'	\$16.00	\$928	2-50 208V

*Min. Rate is the greater of LOA or berth price.

***Side Tie Dockage to 200 ft at \$18.00/ft/mo –
 customized to vessel specifications (including catamarans)***

- Dinghy and Kayak storage - \$30/month
- Metered Electric billing with \$10.00 min. access charge.
- Transient contracts require prepayment
- One-month security deposit required.
- **No prorating of contracts (No exceptions) 30-day advance written notice required for termination of contracts.**
- Dockage is due and payable in advance on 1st of month.

ANNUAL DOCKAGE

- Prepaid Contracts include:
 - Annual prepayment of dockage will include a 6% discount.
 - Other exclusive benefits. Ask for details.

SLIP OWNERSHIP/ 99-YR LEASE

- Slips available from 32' to 200'
 - Deferred occupancy and leaseback options
- Excellent Investment Features

ACCESS

- Open to the public either via the waterway or through Hilton Head Plantation (call for pass to the marina)
- Reservations welcome for dockage- short or long term

Prices and Policies are subject to change without notice. All Skull Creek Marina Rules and Regulations apply

Revised 5/28/09

MARINA FEATURES

- Immediate deep-water access - no bridges or “no wake zones” to ICW, Port Royal Sound, and Atlantic Ocean.
- Convenient to Hilton Head and Savannah/Hilton Head Airports.
- Easy drive from Atlanta, Columbia, Greenville and other cities in the Southeast.
- 24 hr. privacy, security and fire protection
- Private Parking and Complimentary bicycles
- Fuel Dock with competitively priced diesel and gas
- State of art concrete floating docks –slips and side-tie
- Pump-outs available at Fuel Dock or at slip.
- Showers, Restrooms, Laundry, Vending at Dock House
- Private dock box with water/power at each slip
- Telephone (and DSL) capability on F through P docks
- WIFI service available
- **Limited Live-aboard vessels subject to application and written approval. Surcharge - \$150/vessel/mo with one vehicle (\$75/mo for 2nd vehicle)**

SCM YARD, REPAIR AND SERVICE RATES

All yard, repair, and service work requires a signed work order or estimate; a pre-authorized credit card or deposit is required. Work orders are payable at time of launch.

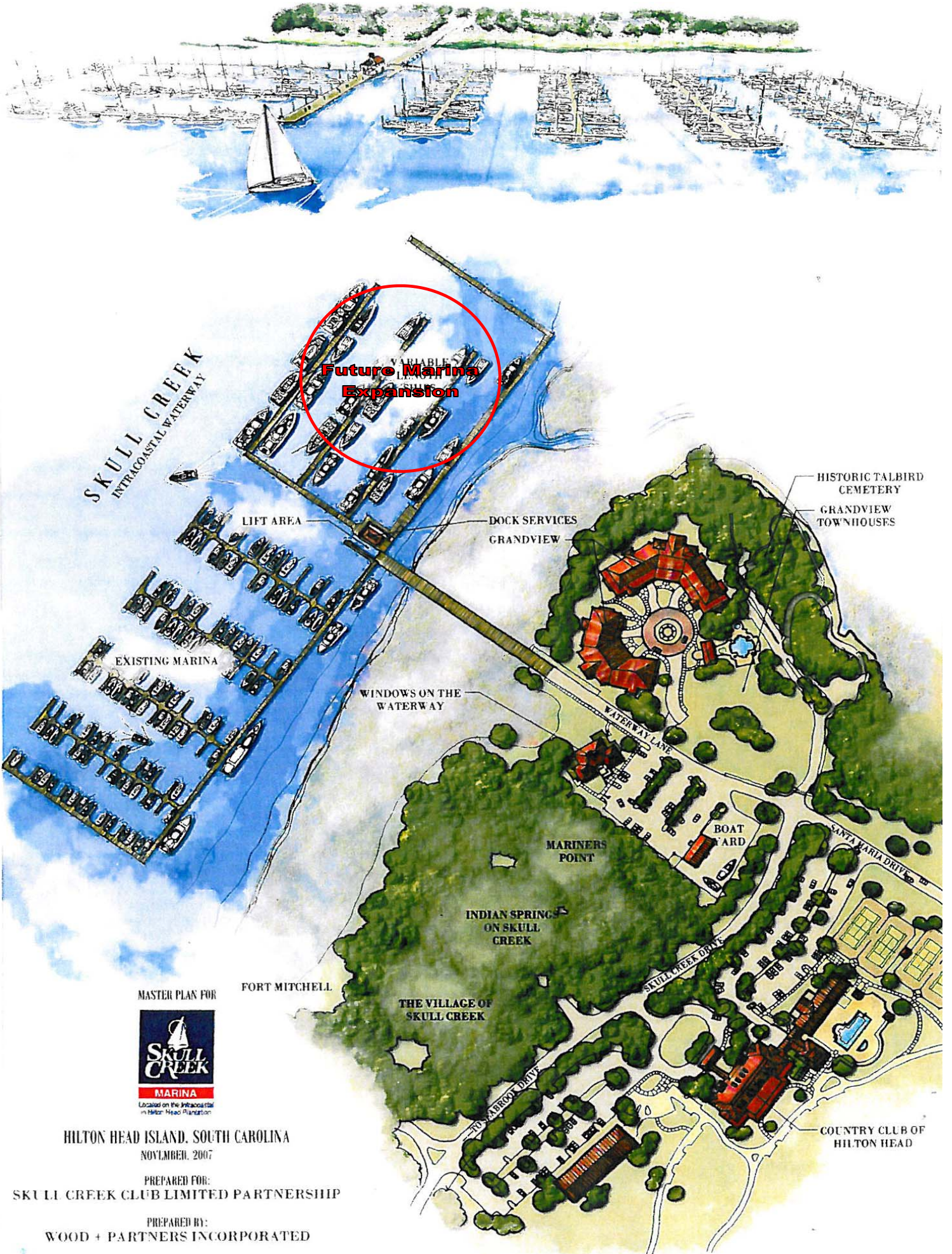
30 Ton Travel Lift (15' beam max.)

- Haul-Out Transport to/from Yard + Launch \$11.00/ft*
- Haul-Out. Survey and Launch (Fixed Pier) \$7.00/ft*
- Loading/Unloading from Truck/Trailer (1 way) \$16.00/ft*
- Use of Travel Lift Crane (\$250 min) \$150/hr*
- (Travel Lift charges include lift operation labor only; it does not include other services such as moving boat to/from lift well, rig/unrig, etc.)
- Bottom Painting – All-inclusive packages (\$44 - \$70/ft depending on length, condition and number of coats).
- General Labor Rate (min. 1 hr, billed in ¼ hr) \$90/hr
- Materials. At suggested retail prices.

Service yard Policy*:

- **All outside Contractor work requires prior arrangement, notice and a written agreement among the customer, contractor and the Marina. Contractor must be Marina approved.**
- Storage – for days in excess of approved work order allowance/estimate, the following rates apply:

Days 1 through 14	\$2.00/ft/day
Days 15 through 30	\$3.00/ft/day
Days 31 and afterwards	\$4.00/ft/day



SKULL CREEK
INTRACOASTAL WATERWAY

**Future Marina
Expansion**

LIFT AREA

DOCK SERVICES
GRANDVIEW

HISTORIC TALBIRD
CEMETERY
GRANDVIEW
TOWNHOUSES

EXISTING MARINA

WINDOWS ON THE
WATERWAY

MARINERS
POINT

BOAT
YARD

INDIAN SPRING
ON SKULL
CREEK

SANTA MARIA DRIVE

MASTER PLAN FOR



Located on the Intracoastal
in Hilton Head Plantation

FORT MITCHELL

THE VILLAGE OF
SKULL CREEK

SKULL CREEK DRIVE

COUNTRY CLUB OF
HILTON HEAD

HILTON HEAD ISLAND, SOUTH CAROLINA
NOVEMBER, 2007

PREPARED FOR:
SKULL CREEK CLUB LIMITED PARTNERSHIP

PREPARED BY:
WOOD + PARTNERS INCORPORATED



MARINA

Located on the Intracoastal
in Hilton Head Plantation

SLIP OWNERSHIP (99-YEAR LEASE) INVESTMENT FEATURES & BENEFITS

FEATURES

- Recorded Lease; can be Financed, Sub-Leased, Transferred, Upgraded, Sold
- Lease/Purchase provides advantages of ownership
- Secures lifetime dockage at today's prices
- Provides choice of a berth, and trade to comparable slip at no cost
- Upgrade to a larger slip as your needs or circumstances change, with full credit for original price
- Guarantees your place in a beautiful, quiet, easily accessible marina on the ICW on Hilton Head Island with 24 hour security
- Controllable and minimal annual costs of ownership
- Favorable Slip Financing available through local banks
- Country Club of Hilton Head Visiting Yachtsman Membership Available

BENEFITS

- Rental Income Potential
- Investment that is recoverable through sale
- Value of your investment increases as Rental Rates rise
- Annual Assessment provides least cost for Utilities, Property Owner's assessment(s), County Real Estate Taxes, Insurance, Dock Services, Repair and Maintenance, License fees, and "Common Area" amenities – Security, Parking
- Electric usage is metered – no Access/Facility charge – now or future
- Special discounts on fuel, parts and maintenance from our full service marina – unique to our owners
- Fuel, Pump out, Boat Lift, Service yard
- Complimentary Guest Dockage (up to 10 days a year, space available)