

STATE OF SOUTH CAROLINA)
)
 COUNTY OF HORRY)
)
 Service Corporation of South Carolina,)
)
 Plaintiff,)
)
 v.)
)
 Bahama Sands Development, LLC,)
 Landmark Builders of South Carolina, LLC,)
 and Janice B. Musante,)
)
 Defendants.)
 _____)

IN THE COURT OF COMMON PLEAS
 CASE NO.: 2008-CP-26-1277

**RECEIVER'S MONTHLY
 REPORT (FEBRUARY 2010)**

FILED
 HORRY COUNTY
 2010 MAY 10 PM 1:09
 MELANIE HUGHES-WARD
 CLERK OF COURT

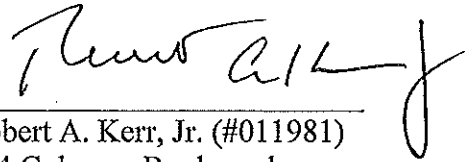
The undersigned hereby submits his report in connection with the Receivership Estate in the above captioned matter.

1. Bahama Sands Development, LLC (“Developer”) developed Bahama Sands, a ninety (90) unit condominium complex in North Myrtle Beach, SC (the “Project”).
2. By Order filed March 28, 2008 in this matter (“Receiver Order”), the undersigned, Robert A. Kerr, Jr., was appointed Receiver (“Receiver”) of the real property and improvements subject to the Plaintiff’s mortgage in this foreclosure proceeding.
3. During the month of February 2010, the Receiver took the following actions:
 - a. negotiated contracts and amendments with pre-construction contract parties and their counsel;
 - b. monitored management company and rental operation for unsold units;
 - c. communicated with regime management company, RAM, regarding various HOA issues;
 - d. reviewed and responded to requests of owners for information on HOA issues;
 and

e. communicated regularly by phone and written communications with many parties
in interest.

4. Financial Statements and a bank statement for the period ending February 28, 2010 are
attached as Exhibit A and B respectively.

HAGOOD & KERR, PA



Robert A. Kerr, Jr. (#011981)
654 Coleman Boulevard
P.O. Box 220
Mt. Pleasant, SC 29464
(843) 972-1000

RECEIVER

Mt. Pleasant, South Carolina
May 6, 2010.

STATE OF SOUTH CAROLINA)
)
COUNTY OF HORRY)

IN THE COURT OF COMMON PLEAS
CASE NO.: 2008-CP-26-1277

Service Corporation of South Carolina)
)
Plaintiff,)

CERTIFICATE OF SERVICE

v.)

Bahama Sands Development, LLC,)
Landmark Builders of South Carolina, LLC,)
and Janice B. Musante,)

Defendants.)

FILED
HARRIS COUNTY
2010 MAY 10 PM 1:09
CLERK OF COURT
CLAUDE HUGHES-WARD

I, Robert A. Kerr, Jr., of full age, hereby certify as follows:

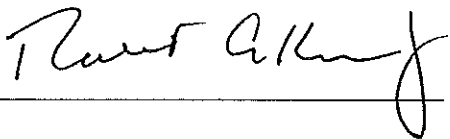
1. I am an attorney employed by the law firm of Hagood & Kerr, PA, attorneys for Defendant.
2. On May 6, 2010, I served the parties identified below with true and correct copies of the Receiver's Monthly Report (February 2010) by depositing same in a United States mailbox addressed as follows:

Richard R. Gleissner, Esq.
Finkel Law Firm, LLC
P.O. Box 1799
Columbia, SC 29202

Richard M. Smith, Esquire
McNair Law Firm
121 Screven Street
Georgetown, SC 29440

3. I certify to the best of my knowledge and belief, that the foregoing statements are true and correct.

May 6, 2010



9:26 AM
03/03/10

**Bahama Sands Receivership
Reconciliation Summary**
Bank of SC 190032111, Period Ending 02/28/2010

	<u>Feb 28, 10</u>
Beginning Balance	305,544.21
Cleared Transactions	
Checks and Payments - 8 Items	-268,460.17
Deposits and Credits - 2 Items	411,126.52
Total Cleared Transactions	<u>142,666.35</u>
Cleared Balance	<u>448,210.56</u>
Uncleared Transactions	
Checks and Payments - 72 Items	-292,092.96
Total Uncleared Transactions	<u>-292,092.96</u>
Register Balance as of 02/28/2010	<u>156,117.60</u>
New Transactions	
Checks and Payments - 1 Item	-7,412.39
Total New Transactions	<u>-7,412.39</u>
Ending Balance	<u>148,705.21</u>

✓ 3/3/10
OK

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03/03/10

**Bahama Sands Receivership
Reconciliation Detail
Bank of SC 190032111, Period Ending 02/28/2010**

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						305,544.21
Cleared Transactions						
Checks and Payments - 8 Items						
Check	1/28/2010	10516	Santee Cooper	X	-8,577.96	-8,577.96
Check	2/5/2010	Wire	Nexity Bank, ABA #...	X	-205,058.24	-213,636.20
Check	2/5/2010	EFT	The Bank of South ...	X	-10.00	-213,646.20
Check	2/5/2010	EFT	The Bank of South ...	X	-10.00	-213,656.20
Check	2/8/2010	EFT	The Bank of South ...	X	-10.00	-213,666.20
Check	2/15/2010	Wire	Crescent Bank	X	-50,000.00	-263,666.20
Check	2/16/2010	EFT	The Bank of South ...	X	-10.00	-263,676.20
Check	2/20/2010	10516	Hagood & Kerr, PA	X	-4,783.97	-268,460.17
Total Checks and Payments					-268,460.17	-268,460.17
Deposits and Credits - 2 Items						
Deposit	2/4/2010			X	274,048.24	274,048.24
Deposit	2/8/2010			X	137,078.28	411,126.52
Total Deposits and Credits					411,126.52	411,126.52
Total Cleared Transactions					142,666.35	142,666.35
Cleared Balance					142,666.35	448,210.66
Uncleared Transactions						
Checks and Payments - 72 Items						
Check	1/14/2010	10507	Horry County Treas...		-4,453.01	-4,453.01
Check	1/14/2010	10493	Horry County Treas...		-4,453.01	-8,906.02
Check	1/14/2010	10475	Horry County Treas...		-4,453.01	-13,359.03
Check	1/14/2010	10483	Horry County Treas...		-4,453.01	-17,812.04
Check	1/14/2010	10451	Horry County Treas...		-4,453.01	-22,265.05
Check	1/14/2010	10442	Horry County Treas...		-4,453.01	-26,718.06
Check	1/14/2010	10487	Horry County Treas...		-4,453.01	-31,171.07
Check	1/14/2010	10484	Horry County Treas...		-4,453.01	-35,624.08
Check	1/14/2010	10460	Horry County Treas...		-4,453.01	-40,077.09
Check	1/14/2010	10469	Horry County Treas...		-4,453.01	-44,530.10
Check	1/14/2010	10467	Horry County Treas...		-4,453.01	-48,983.11
Check	1/14/2010	10454	Horry County Treas...		-4,453.01	-53,436.12
Check	1/14/2010	10502	Horry County Treas...		-4,453.01	-57,889.13
Check	1/14/2010	10477	Horry County Treas...		-4,453.01	-62,342.14
Check	1/14/2010	10496	Horry County Treas...		-4,453.01	-66,795.15
Check	1/14/2010	10457	Horry County Treas...		-4,305.99	-71,101.14
Check	1/14/2010	10458	Horry County Treas...		-4,305.99	-75,407.13
Check	1/14/2010	10459	Horry County Treas...		-4,305.99	-79,713.12
Check	1/14/2010	10501	Horry County Treas...		-4,305.99	-84,019.11
Check	1/14/2010	10500	Horry County Treas...		-4,305.99	-88,325.10
Check	1/14/2010	10464	Horry County Treas...		-4,305.99	-92,631.09
Check	1/14/2010	10465	Horry County Treas...		-4,305.99	-96,937.08
Check	1/14/2010	10466	Horry County Treas...		-4,305.99	-101,243.07
Check	1/14/2010	10470	Horry County Treas...		-4,305.99	-105,549.06
Check	1/14/2010	10471	Horry County Treas...		-4,305.99	-109,855.05
Check	1/14/2010	10473	Horry County Treas...		-4,305.99	-114,161.04
Check	1/14/2010	10474	Horry County Treas...		-4,305.99	-118,467.03
Check	1/14/2010	10499	Horry County Treas...		-4,305.99	-122,773.02
Check	1/14/2010	10478	Horry County Treas...		-4,305.99	-127,079.01
Check	1/14/2010	10479	Horry County Treas...		-4,305.99	-131,385.00
Check	1/14/2010	10480	Horry County Treas...		-4,305.99	-135,690.99
Check	1/14/2010	10481	Horry County Treas...		-4,305.99	-139,996.98
Check	1/14/2010	10482	Horry County Treas...		-4,305.99	-144,302.97
Check	1/14/2010	10483	Horry County Treas...		-4,305.99	-148,608.96
Check	1/14/2010	10488	Horry County Treas...		-4,305.99	-152,914.95
Check	1/14/2010	10489	Horry County Treas...		-4,305.99	-157,220.94
Check	1/14/2010	10490	Horry County Treas...		-4,305.99	-161,526.93
Check	1/14/2010	10491	Horry County Treas...		-4,305.99	-165,832.92
Check	1/14/2010	10492	Horry County Treas...		-4,305.99	-170,138.91
Check	1/14/2010	10498	Horry County Treas...		-4,305.99	-174,444.90
Check	1/14/2010	10497	Horry County Treas...		-4,305.99	-178,750.89
Check	1/14/2010	10456	Horry County Treas...		-4,305.99	-183,056.88
Check	1/14/2010	10455	Horry County Treas...		-4,305.99	-187,362.87
Check	1/14/2010	10503	Horry County Treas...		-4,305.99	-191,668.86

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**Bahama Sands Receivership
Reconciliation Detail
Bank of SC 190032111, Period Ending 02/28/2010**

Type	Date	Num	Name	Clr	Amount	Balance
Check	1/14/2010	10450	Horry County Treas...		-4,305.99	-196,974.85
Check	1/14/2010	10449	Horry County Treas...		-4,305.99	-200,280.84
Check	1/14/2010	10448	Horry County Treas...		-4,305.99	-204,586.83
Check	1/14/2010	10447	Horry County Treas...		-4,305.99	-208,892.82
Check	1/14/2010	10446	Horry County Treas...		-4,305.99	-213,198.81
Check	1/14/2010	10445	Horry County Treas...		-4,305.99	-217,504.80
Check	1/14/2010	10505	Horry County Treas...		-4,305.99	-221,810.79
Check	1/14/2010	10506	Horry County Treas...		-4,305.99	-226,116.78
Check	1/14/2010	10441	Horry County Treas...		-4,305.99	-230,422.77
Check	1/14/2010	10440	Horry County Treas...		-4,305.99	-234,728.76
Check	1/14/2010	10439	Horry County Treas...		-4,305.99	-239,034.75
Check	1/14/2010	10438	Horry County Treas...		-4,305.99	-243,340.74
Check	1/14/2010	10513	Horry County Treas...		-4,305.99	-247,646.73
Check	1/14/2010	10472	Horry County Treas...		-4,305.99	-251,952.72
Check	1/14/2010	10495	Horry County Treas...		-2,867.16	-254,819.88
Check	1/14/2010	10494	Horry County Treas...		-2,867.16	-257,687.04
Check	1/14/2010	10476	Horry County Treas...		-2,867.16	-260,554.20
Check	1/14/2010	10462	Horry County Treas...		-2,867.16	-263,421.36
Check	1/14/2010	10461	Horry County Treas...		-2,867.16	-266,288.52
Check	1/14/2010	10453	Horry County Treas...		-2,867.16	-269,155.68
Check	1/14/2010	10452	Horry County Treas...		-2,867.16	-272,022.84
Check	1/14/2010	10444	Horry County Treas...		-2,867.16	-274,890.00
Check	1/14/2010	10443	Horry County Treas...		-2,867.16	-277,757.16
Check	1/14/2010	10437	Horry County Treas...		-2,867.16	-280,624.32
Check	1/14/2010	10508	Horry County Treas...		-2,867.16	-283,491.48
Check	1/14/2010	10511	Horry County Treas...		-2,867.16	-286,358.64
Check	1/14/2010	10512	Horry County Treas...		-2,867.16	-289,225.80
Check	1/14/2010	10468	Horry County Treas...		-2,867.16	-292,092.96
Total Checks and Payments					-292,092.96	-292,092.96
Total Uncleared Transactions					-292,092.96	-292,092.96
Register Balance as of 02/28/2010					-149,426.61	156,117.60
New Transactions						
Checks and Payments - 1 item						
Check	3/1/2010	10517	Santee Cooper		-7,412.39	-7,412.39
Total Checks and Payments					-7,412.39	-7,412.39
Total New Transactions					-7,412.39	-7,412.39
Ending Balance					-156,839.00	148,705.21

The Bank of South Carolina

515 00001 01
ACCOUNT:

PAGE: 1
190032111 02/26/2010

P.O. BOX 538
CHARLESTON, SC 29402
(843) 724-1500
www.banksc.com



HAGOOD & KERR PA
ROBERT A KERR JR RECEIVER FOR
BAHAMA SANDS DEVELOPMENT
654 COLEMAN BLVD STE#100
MT PLEASANT SC 29464

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*****Important Message To Our Customers*****

FUNDS AVAILABILITY POLICY: Effective February 27, 2010, the Bank's general policy is to allow you to withdraw funds deposited in your account on the first business day after the day the Bank receives your deposit. In some cases, the Bank may delay your ability to withdraw funds beyond the first business day. Then, the funds will generally be available by the second business day after the day of deposit. Funds from electronic direct deposits will be available on the day we receive the deposit.

COMMERCIAL CHECKING ACCOUNT 190032111

		LAST STATEMENT 01/29/10	305,544.21
MINIMUM BALANCE	296,966.25	2 CREDITS	411,126.52
AVG AVAILABLE BALANCE	435,082.39	8 DEBITS	268,460.17
AVERAGE BALANCE	435,082.39	THIS STATEMENT 02/26/10	448,210.56

*3/3/10
JK*

OTHER CREDITS		DATE	AMOUNT
DESCRIPTION			
INCOMING WIRE-MURRAY LAW OFFICE		02/05	274,048.24
INCOMING WIRE-GWIN LAW OFFICES LLC		02/08	137,078.28

CHECKS			
CHECK #..DATE.....	AMOUNT	CHECK #..DATE.....	AMOUNT
10515 02/03	8,577.96	10516 02/22	4,783.97

OTHER DEBITS		DATE	AMOUNT
DESCRIPTION			
WIRE TRANSFER FEE		02/05	10.00
WIRE TRANSFER FEE		02/05	10.00
OUTGOING WIRE-BAHAMA SANDS		02/05	205,058.24
WIRE TRANSFER FEE		02/08	10.00
WIRE TRANSFER FEE		02/16	10.00
OUTGOING WIRE TO:BAHAMA SANDS		02/16	50,000.00

*** CONTINUED ***



Personal Service with a Capital E.

Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

The Bank of South Carolina

515 00001 01
ACCOUNT:

PAGE: 2
190032111 02/26/2010

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HAGOOD & KERR PA

=====

COMMERCIAL CHECKING ACCOUNT 190032111

=====

----- DAILY BALANCE -----					
DATE.....	BALANCE	DATE.....	BALANCE	DATE.....	BALANCE
02/03	296,966.25	02/08	503,004.53	02/22	448,210.56
02/05	365,936.25	02/16	452,994.53		

- END OF STATEMENT -

OnLine Banking
ESAFE
Personal Service with a Capital E.

Please ask us how to sign up.

NOTICE: SEE REVERSE SIDE FOR IMPORTANT INFORMATION

BAHAMA SANDS DEVELOPMENT
PO BOX 119
MOUNT PLEASANT, SC 29525

The Bank of South Carolina CHECK # 10515

DATE 02/03/2010

PAY TO THE ORDER OF Sandra Cooper \$ 8,577.99

Eight Thousand Five Hundred Seventy-Seven and 99/100 DOLLARS

Sandra Cooper
P.O. Box 163
Monda's Corner, SC 29481-0168

MEMO Acct 2024320000

010515* 00332018720190032111* /00008577967

BAHAMA SANDS DEVELOPMENT
PO BOX 119
MOUNT PLEASANT, SC 29525

The Bank of South Carolina CHECK # 10516

DATE 02/22/2010

PAY TO THE ORDER OF Hagood & Kerr, PA \$ 4,783.97

Four Thousand Seven Hundred Eighty-Three and 97/100 DOLLARS

Hagood & Kerr, PA
654 Coleman Blvd
Suite 100
Mt. Pleasant, SC 29524

MEMO 02/22/2010 190032111

010516* 00332018720190032111*

10515 \$8,577.96 02/03/2010

10516 \$4,783.97 02/22/2010