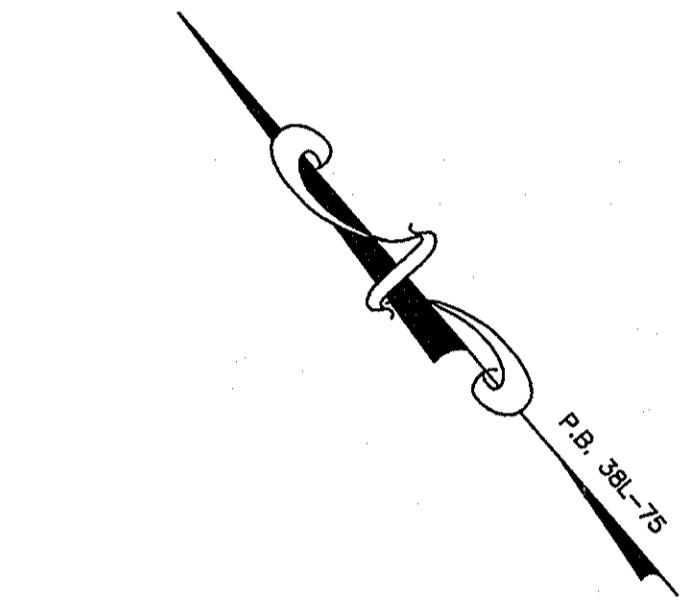
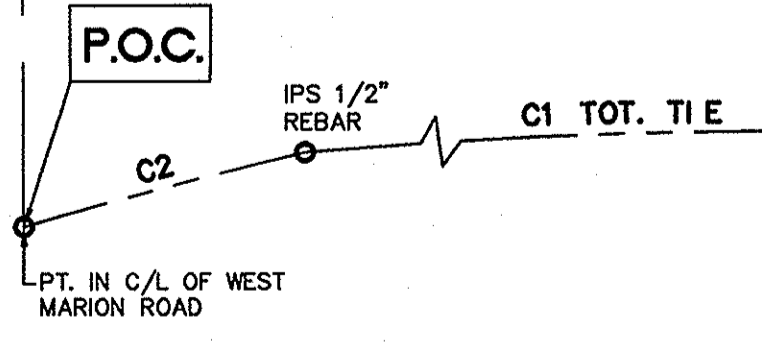


LEGEND:

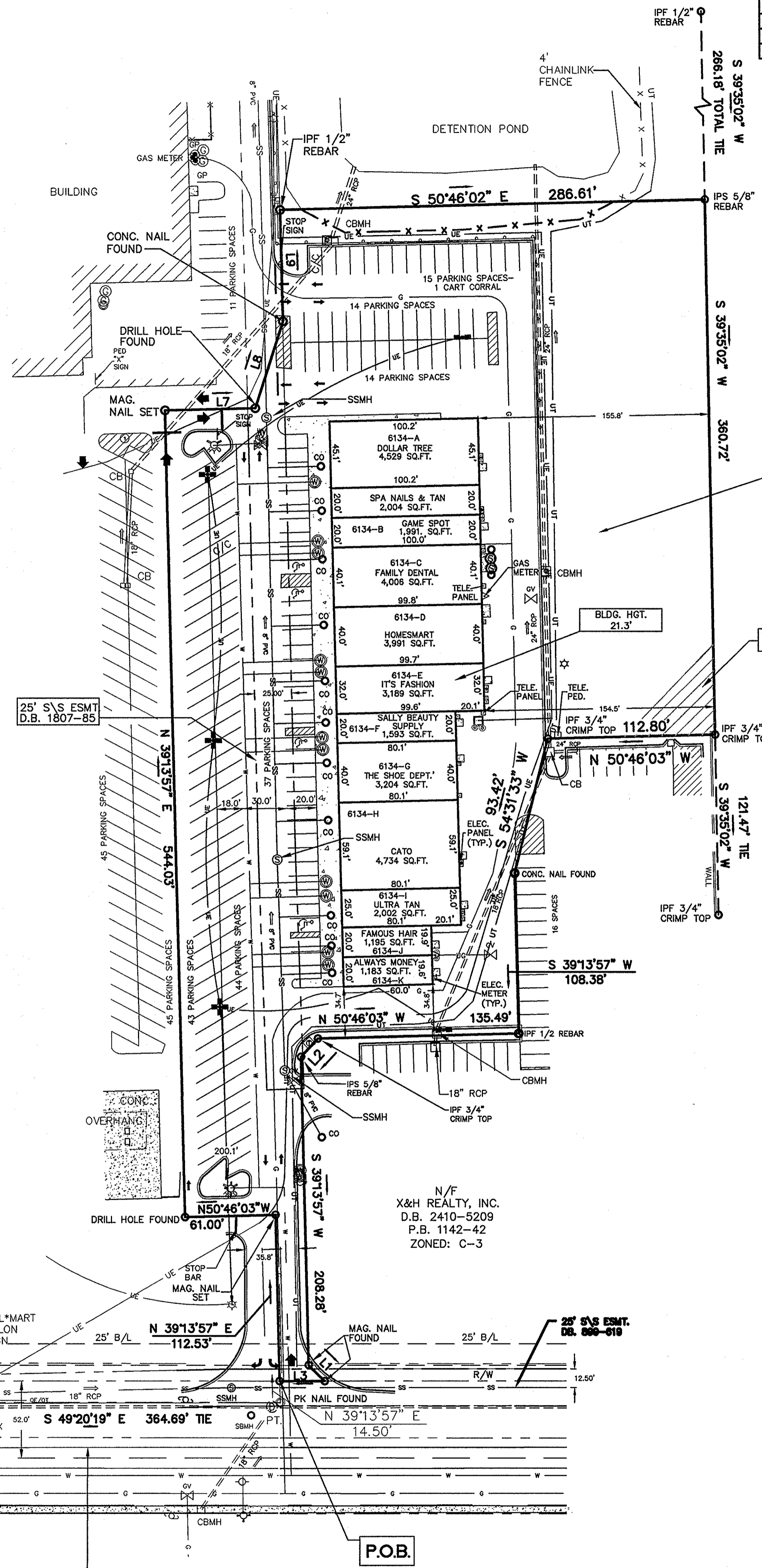
- IRON PIN FOUND
- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- WM STORM DRAIN MANHOLE
- CB CATCH BASIN
- SSMH SANITARY SEWER MANHOLE
- GAS VALVE
- TP TELEPHONE FEDESTAL
- B-1 BORING
- MW MONITORING WELL
- FIRE HYDRANT
- IRON PIN SET (5/8" REBAR)
- OE OVERHEAD ELECTRIC LINE
- UE UNDERGROUND ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- G GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT UNDERGROUND TELEPHONE LINE
- GUARD POST
- UGMRK UNDERGROUND GAS MARKER
- C.O. CLEANOUT
- RCP REINFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE
- R/W RIGHT-OF-WAY



C/L WEST MARION ROAD



**WHITE HORSE ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)
U.S. HWY. 25 BY-PASS**
ASPHALT - GOOD CONDITION - 45 MPH



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1570.15'	367.08'	184.38'	366.25'	N 56°01'05" W	13°23'42"
C2	1570.15'	76.14'	38.08'	76.13'	N 64°06'17" W	02°46'42"

LINE TABLE

LINE	LENGTH	BEARING
L1	15.04'	S 05°03'11" E
L2	16.76'	S 83°34'32" W
L3	30.30'	N 49°20'19" W
L4	44.98'	N 11°51'26" E
L5	93.49'	N 37°39'35" E
L6	15.00'	N 52°20'25" W
L7	61.00'	N 50°46'03" W
L8	61.31'	N 58°16'31" E
L9	74.99'	N 39°15'41" E

**SHOPS TRACT:
180,265 SQ.FT.
4.138 ACRES**

N/F
SYNOVUS BANK
TMS 237.3-1-2
D.B. 2398-5815
ZONED: C-1

N/F
X&H REALTY, INC.
D.B. 2410-5209
P.B. 1142-42
ZONED: C-3

SHOPS TRACT DESCRIPTION:

Greenville (White Horse) WMS, LLC
Greenville, SC

All that certain tract or parcel of land lying and being in the City of Greenville, County of Greenville and State of South Carolina, being more particularly described as follows:

FEE PARCEL:
Commencing at a PK nail located at the intersection of the centerline of West Marion Road (36' right-of-way) and the northeastern right-of-way of White Horse Road (U.S. Hwy. 25 By-Pass) (75' right-of-way); thence with the northeastern right-of-way of White Horse Road along a curve to the right having a radius of 1570.15 feet, on arc length of 76.14 feet and a chord of 76.13 feet to a point at the intersection of the northeastern right-of-way of White Horse Road and the southeastern right-of-way of West Marion Road; thence continuing with said curve to the right having a radius of 1570.15 feet, on arc length of 367.08 feet and a chord bearing of distance of S 56°01'05" E for 366.25 feet to on from pin; thence continuing with the northeastern right-of-way of White Horse Road S 49°20'19" E for 30.30 feet to a point; thence N 39°15'41" E for 14.50 feet to a point; being the TRUE POINT OF BEGINNING; thence having said right-of-way of White Horse Road with the line of Wal-Mart the following courses and distances: N 39°15'41" E for 112.53 feet to a point; thence N 50°46'03" W for 61.00 feet to a point; thence N 39°15'41" E for 64.03 feet to a point; thence S 50°46'03" E for 61.00 feet to a point; thence N 58°16'31" E for 61.31 feet to a point; thence N 39°15'41" E for 74.99 feet to a point; thence S 50°46'03" E for 286.61 feet to a point; thence with the line of the Waco F. Childers property S 39°15'41" W for 307.72 feet to a point, thence with the line of the Outparcel the following courses and distances: N 50°46'03" W for 112.80 feet to a point; thence S 54°31'33" W for 93.42 feet to a point; thence S 39°15'41" E for 108.38 feet to a point; thence N 50°46'03" W for 135.49 feet to a point; thence S 83°34'32" W for 16.76 feet to a point; thence S 39°15'41" E for 208.28 feet to a point; thence S 05°03'11" E for 15.04 feet to a point on the northeastern right-of-way of White Horse Road; thence with the northeastern right-of-way of White Horse Road N 49°20'19" W for 30.30 feet to a point, being the TRUE POINT OF BEGINNING. Said tract contains 4.138 acres or 180,265 square feet, more or less.

EASEMENT PARCEL:
TOGETHER WITH the benefit of the easements appurtenant to the Land as set forth in that certain Easement with Covenants and Restrictions Affecting the Land ("ECR") between Wal-Mart Real Estate Business Trust, a Delaware business trust, and WD of Greenville (WV), L.L.C., a South Carolina limited liability company, dated January 5, 1999, recorded January 8, 1999 in Book 1811, Page 572 of Greenville County, South Carolina; as amended by First Amendment to ECR, dated January 5, 1999, recorded January 21, 1999 in Book 1813, Page 883 of Greenville County, South Carolina; as amended by Second Amendment to ECR, dated March 2, 2004 in Book 2077, Page 817 of Greenville County, South Carolina; as amended by that Second Amendment to Easements with Covenants and Restrictions Affecting Land, dated April 23, 2004, recorded June 8, 2004 in Book 2082, Page 404 of Greenville County, South Carolina.

TITLE EXCEPTIONS:

- FIRST AMERICAN TITLE INSURANCE COMPANY Commitment # NCS-595466SC4-NY EFFECTIVE: MARCH 6, 2015 SCHEDULE B-2
- Easement to Duke Power recorded in DB. 232-182 blanket easement - may or may not affect, and DB. 905-437, Does not affect. See note on Plat Book 38L @ 75A by Freeland & Associates, Inc.
- Right(a) of way in favor of Berea Public Service District Commission as recorded in Book 899, Page(s) 619, affects as shown.
- Easements, setbacks and other matters as shown on P.B. 288-33A & B, does not affect; and P.B. 38L-75A & B, Nothing to locate.
- Easements with Covenants and Restrictions recorded in DB. 1811-572 and amended in DB. 1813-863, DB. 2092-404 and DB.2077-817, affects subject property. Access's utility easements are blanket in nature.
- Easement for water service located across subject property recorded in DB. 1807-85 as shown on plat.
- Temporary construction easement to Ryan's recorded in DB. 1783-583 for a wall to be placed on Outparcel. A non-exclusive easement remains in effect for maintenance and repair of said wall as shown on plat. Does not affect subject property.

SHOPS PARKING INFORMATION

REGULAR	HANDICAP	TOTAL
163	4	167

ZONING INFORMATION:

ZONED: C-1 (COMMERCIAL DISTRICT)
SETBACKS:
FRONT: 25'
SIDE: 0' OR 5'
ADJACENT TO RESIDENTIAL DISTRICT 15'
REAR: 20'
HEIGHT LIMITATION: 45'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
(AREAS OF MINIMAL FLOODING)
THE LOCATION OF THE 100 YEAR FLOOD PER NFP FIRM NO. 45045C0380D EFFECTIVE DATE: DEC. 2, 2004.

CERTIFICATE:

- Said described property is located within an area having a Zone Designation "X" by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 45045C0380D, with a date of identification of DECEMBER 2, 2004, in GREENVILLE COUNTY, STATE OF SOUTH CAROLINA, which is the current Flood Insurance Rate Map for the community in which said premises is situated.
- The property has direct physical access to WHITE HORSE ROAD, and indirect access per ECR 1811 @ 572 to West Marion Road a dedicated public street & highway.
- The total number of striped parking spaces required by local zoning ordinance is 101, including 4 designated as handicapped spaces. 1 Loading space is also required. The number of actual parking spaces located on the subject property is 167, including 4 designated as handicapped spaces.
- The property described herein is the same as the property described in FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. NCS-595466SC4-NY with an effective date of MARCH 6, 2015 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.
- The accompanying survey and other maps ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property except as shown hereon and was made in accordance with laws and/or Minimum Standards of the State of SOUTH CAROLINA.

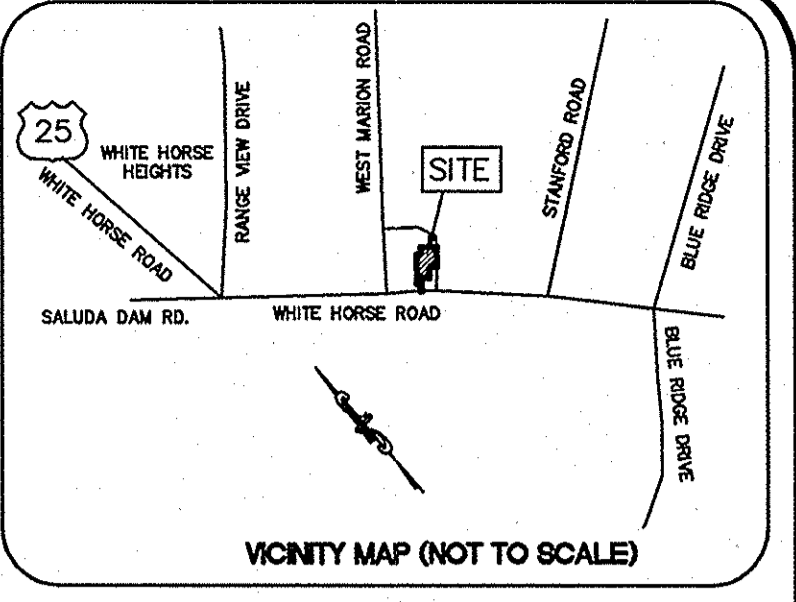
ALTA CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY AND GOLDMAN SACHS MORTGAGE COMPANY AND THEIR SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6B, 7A, 7B1, 7C, 8-10, 10A, 11A, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 1, 2013.
DATE OF PLAT OR MAP: MARCH 4, 2013.

JAMES R. FREELAND
REG. NO. 4781



SURVEYOR'S NOTES:

- I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED IN THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURES ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED WETLANDS AREA PER THE NATIONAL WETLANDS INVENTORY MAP.

POSSIBLE PROJECTIONS:

NONE OBSERVED

SHOPS TRACT:

**4.138 ACRES
180,265 SQ.FT.**

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON PLAT BOOK 38L-75

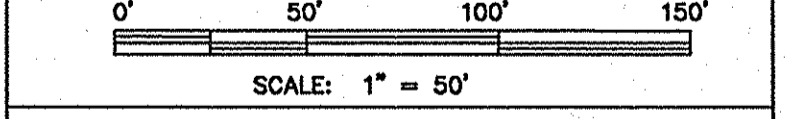
FLOOD CERTIFICATE:

THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. 45045C0380D BEARING AN EFFECTIVE DATE OF DEC. 2, 2004

Freeland
SURVEYORS & ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net

DRAWN: BEC/CF PARTY CHIEF: KR	CHECKED: MVA
REF. PLAT BOOK: 38L-75	
REF. DEED BOOK: 1827-640	
TAX MAP: 237.3-1-2.5	
DATE OF SURVEY: 3-1-2013	
DATE DRAWN: 3-4-2013	
DRAWING NO: 64369-SHOPS	
DATE OF LAST REVISION: 4-19-2013	



Professional Engineer Seal for James R. Freeland, No. C00430, State of South Carolina. Registered Professional Engineer Seal for James R. Freeland, No. 4781, State of South Carolina.

**STATE OF SOUTH CAROLINA
GREENVILLE COUNTY**

**ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, L.L.C.,**

SITE ADDRESS: WHITE HORSE COMMONS
6134 WHITE HORSE ROAD
GREENVILLE, SC 29611