

LEGEND:

- PP LIGHT POLE
- WM POWER POLE
- WM WATER VALVE
- WM WATER METER
- WM SANITARY SEWER MANHOLE
- WM GAS VALVE
- WM TELEPHONE PEDESTAL
- UTM UNDERGROUND TELEPHONE MARKER
- IE INVERT
- FIH FIRE HYDRANT
- IPF IRON PIN FOUND
- IPF IRON PIN SET (1/2" 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
- FOC FIBER OPTIC CABLE
- UGMGR UNDERGROUND GAS MARKER
- C.C.G. CLEANOUT
- RCP RENFORCED CONCRETE PIPE
- CMP CORRUGATED METAL PIPE

TITLE EXCEPTIONS:

EXCEPTIONS TO SCHEDULE "B" COMMITMENT # NCS-573236SC4NY FIRST AMERICAN TITLE INSURANCE COMPANY DATED OCTOBER 31, 2012.

10.) RIGHT-OF-WAY AND EASEMENT GIVEN TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF SPARTANBURG RECORDED IN DEED BOOK 55-4, PAGE 740, PERMANENT WATER RIGHT-OF-WAY ON SURVEY MADE FOR WD OF BOILING SPRINGS, LLC BY FREELAND & ASSOCIATES, INC. DATED SEPTEMBER 25, 1998, LAST REVISED NOVEMBER 24, 1998. *DOES NOT AFFECT SUBJECT PROPERTY.

11.) RIGHT-OF-WAY AND EASEMENT GIVEN BY WD OF BOILING SPRINGS, LLC TO SPARTANBURG SANITARY SEWER DISTRICT RECORDED IN DEED BOOK 70-V, PAGE 147. *AFFECTS SUBJECT PROPERTY, SHOWN ON PLAT.

12.) RIGHT-OF-WAY AND EASEMENT GIVEN BY WD OF BOILING SPRINGS, LLC TO COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF SPARTANBURG RECORDED IN DEED BOOK 70-V, PAGE 718. *AFFECTS SUBJECT PROPERTY, SHOWN ON PLAT.

13.) EASEMENTS IN FAVOR OF DUKE POWER COMPANY AS RECORDED IN BOOK 70Y, PAGE 924. *AFFECTS SUBJECT PROPERTY, SHOWN ON PLAT.

14.) DECLARATION OF SIGN EASEMENT BY WD OF BOILING SPRINGS, LLC RECORDED IN BOOK 71G, PAGE 392. *DOES NOT AFFECT SUBJECT PROPERTY.

17.) EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND WD OF BOILING SPRINGS, LLC RECORDED IN DEED BOOK 70-V, PAGE 229, AS AFFECTED BY DECLARATION OF NOTICE RECORDED IN BOOK 71A, PAGE 17, TOGETHER WITH FIRST AMENDMENT TO ECR RECORDED IN DEED BOOK 71-H, PAGE 168, AS AFFECTED BY DECLARATION OF NOTICE RECORDED IN BOOK 79I, PAGE 973, AS AFFECTED BY FOURTH AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 80I, PAGE 403, AS AFFECTED BY FIFTH AMENDMENT TO ECR RECORDED IN BOOK 87I, PAGE 673, AS AFFECTED BY CP MSEM AND WAIVER RECORDED IN BPL 67I, PAGE 677. *AFFECTS PROPERTY, CAN NOT BE SHOWN ON SURVEY, SEE DEED OF RECORD.

18.) EASEMENTS, SETBACK LINES AND ANY OTHER FACTS SHOWN ON THAT PLAT IN BOOK 146, PAGE 46. *AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

19.) EASEMENTS IN FAVOR OF ROGER & RAMSEY, LLC AS RECORDED IN BOOK 93X, PAGE 919. *AFFECTS SUBJECT PROPERTY, SHOWN HEREON.

PARCEL DESCRIPTION SHOPS TRACT

Beginning at an iron pin located on the northern right-of-way of Boiling Springs Road (S.C. Hwy. #9) located approximately 380' west of the western right-of-way of Rainbow Lake Road (S-42-42) being the common corner with Wal-Mart Stores, Inc. (DB. 68Y-117); thence along the northern right-of-way of Boiling Springs Road (S.C. Hwy. #9) N 44-00-17 W for 625.34 feet to an iron pin; thence leaving said right-of-way along a common property line with Residual Tract #2 N 47-37-44 E for 576.57 feet to an iron pin; thence along a common property line with the Wal-Mart Tract S 44-16-56 E for 233.98 feet to an iron pin; thence S 85-29-52 E for 72.96 feet to an iron pin; thence S 04-20-21 W for 128.87 feet to an iron pin; thence N 85-40-57 W for 36.07 feet to an iron pin; thence S 04-30-08 W for 395.64 feet to an iron pin; thence S 46-06-32 W for 209.34 feet to an iron pin being the TRUE POINT OF BEGINNING. Said tract contains 301,727 square feet or 6.927 acres.

*The property described and shown on the survey is the same as the property shown on First American Title Insurance Company's commitment no. NCS-573236SC4NY.

PARKING INFORMATION

165 REGULAR SPACES
6 HANDICAPPED SPACES

171 TOTAL PARKING SPACES

ZONING INFORMATION:

NO ZONING
SPECIAL USE PERMIT
SETBACK LINES:

FRONT: 50'
SIDE: 15'
REAR: 20'

NO HEIGHT RESTRICTION

ZONING REPORT: PZR REPORT DATED 11/12/2012; PZR SITE #63988-3

FLOOD INFORMATION

Subject property is designated as being in Flood Zone "c" (areas of minimal flooding) per Flood Insurance Rate Map Community Panel Number 45083C011D, Dated: JANUARY 6, 2011

SITE ADDRESS

BOILING SPRINGS CENTER
4000 HWY 9
BOILING SPRINGS, SC 29316

RECORD DESCRIPTION

Commencing at an iron pin located at the intersection of the northern right-of-way of Boiling Springs Road (S.C. Hwy. #9) and the western right-of-way of Rainbow Lake Road (S-42-42); thence along the northern right-of-way of Boiling Springs Road (S.C. Hwy. #9) N 44-00-17 W for 382.51 feet to an iron pin; thence S 45-55-43 W for 7.50 feet to an iron pin; thence N 44-00-17 W for 687.54 feet to an iron pin being the True Point of Beginning; thence continuing along the northern right-of-way of Boiling Springs Road (S.C. Hwy. #9) N 44-00-17 W for 625.68 feet to an iron pin; thence leaving said right-of-way along a common property line with Residual Tract #2 N 47-37-44 E for 589.08 feet to an iron pin; thence along a common property line with the Wal-Mart Tract S 44-16-56 E for 233.98 feet to an iron pin; thence S 85-29-52 E for 72.96 feet to an iron pin; thence S 04-20-21 W for 128.87 feet to an iron pin; thence N 85-40-57 W for 36.07 feet to an iron pin; thence S 04-30-08 W for 395.64 feet to an iron pin; thence S 46-06-32 W for 221.84 feet to an iron pin being the True Point of Beginning. Said tract contains 309,545 square feet or 7.106 acres.

Less and except that portion of property conveyed to the South Carolina Department of Transportation by Deed of Boiling Springs WMC LLC dated April 14, 2011 and recorded on May 16, 2011 in Book 98P, Page 80.

LINE TABLE

LINE	LENGTH	BEARING
L1	12.50'	S 46°06'32" W
L2	12.51'	N 47°37'44" E
L3	36.07'	N 85°40'57" W

ALTA CERTIFICATE:

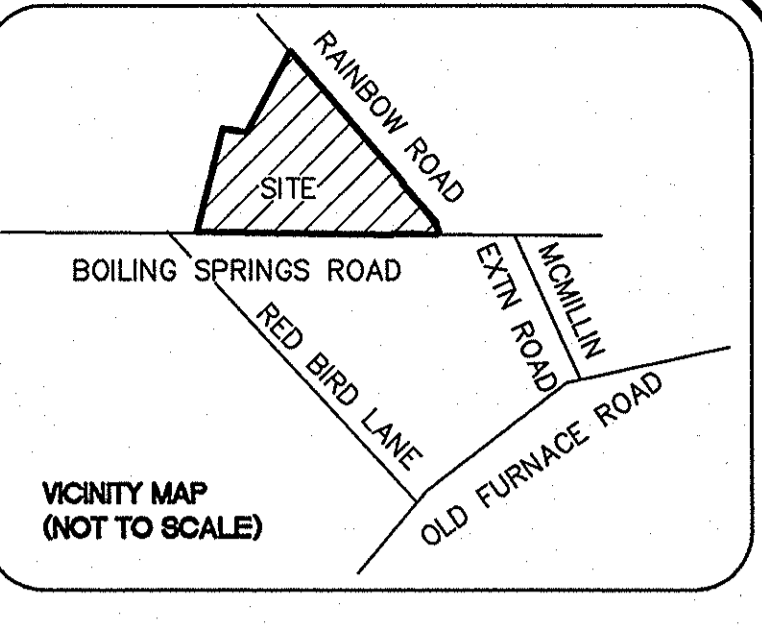
To: Boiling Springs (Boiling Springs) WMS, LLC; Wells Fargo Bank, National Association, its successors and/or assigns, First American Title Insurance Company and American Equity Investment Life Insurance Company.

This is to certify that this map or plat 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, 6, 6b, 7a, 7b, 7c, 8, 9, 10a, 11a, 13, 14, 16, 18, 20a and 21 of Table A thereof.

The field work was completed on OCTOBER 22, 2012.

Date of Plat or Map: OCTOBER 26, 2012

JAMES R. FREELAND
No. 4781



SURVEYOR'S NOTES:

1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR 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.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

4.) 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.

5.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

6.) ALL BEARINGS AND DISTANCES AS LABELED ARE RECORD AND MEASURED.

POSSIBLE ENCROACHMENTS:

NONE OBSERVED

TOTAL LAND AREA:

301,727 SQ.FT.
6.927 ACRES

BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARINGS
S.C. GRID NORTH

FREELAND SURVEYORS - ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: BEC PARTY CHIEF: GRA CHECKED: JRF, PLS
REF. PLAT BOOK: 148-46
REF. DEED BOOK: 78T-728
TAX MAP #: 2-37-00-027.04
DATE OF SURVEY: 10-22-2012
DATE DRAWN: 10-26-2012
DRAWING NO: 64148
DATE OF LAST REVISION: 12-3-12; REVISED CERTIFICATION

0' 50' 100' 150'
SCALE: 1" = 50'

PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA SPARTANBURG COUNTY

ALTA/ACSM LAND TITLE SURVEY FOR BOILING SPRINGS (BOILING SPRINGS) WMS, LLC

SHOPS TRACT
301,727 SQ.FT.
6.927 ACRES

BUILDING (TOTAL)
30,018. SQ.FT.
HEIGHT: 27.0'

RESIDUAL TRACT # 2
TMS 2-37-00-027.03
TALIB H. KAPASI

AREA DEDICATED TO S.C. DOT
7,818 SQ.FT.- 0.179 ACRES
SCDOT FILE # 42.039019

S.C. HWY. #9 (BOILING SPRINGS ROAD)