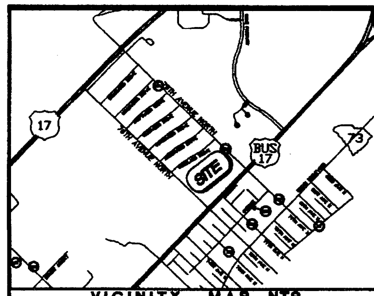


NOTES:

1. TMS: 165-00-01-025, 032, 033, 034, AND 035
2. OWNER OF RECORD: MYRTLE BEACH FARMS COMPANY, INC.
   P.O. BOX 2095
   MYRTLE BEACH, SC 29578
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SCALED FROM F.I.R.M. No. 45051C0564 H AND 0702 H, DATED AUGUST 23, 1999. THIS SURVEY IS NOT THE BASIS FOR FLOOD ZONE DETERMINATION OR FLOOD ZONE RELATED ISSUES.
4. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
5. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL AND SIGNATURE OF SURVEYOR.
6. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OR RESTRICTIONS OF RECORD.
7. THIS IS A RESURVEY OF PARCEL DESCRIBED IN DEED BOOK 1419, PAGE 720.
8. THIS PROPERTY IS NOT LOCATED WITHIN 2000' OF THE TWO REQUIRED HORIZONTAL STATE PLANE MONUMENTS.
9. 1/2" IRON PIPES SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
10. THIS PROPERTY IS CURRENTLY ZONED C-2 ACCORDING TO THE CITY OF MYRTLE BEACH ZONING MAP. SETBACKS: FRONT: 30.0' SIDE OR REAR: 15.0' BUILDINGS 28' IN HEIGHT OR LESS. ONE FOOT FOR EACH ADDITIONAL 2 FEET OF BUILDING HEIGHT. MAXIMUM BUILDING HEIGHT: 60.0' THIS SURVEY IS NOT THE BASIS FOR ZONING DETERMINATIONS.
11. PARKING COUNT – NORTHWOODS PLAZA = 941 SPACES (INCLUSIVE OF LEASE PARCEL 4)
    OUTPARCEL 1 = 34 SPACES
    OUTPARCEL 2 = 52 SPACES
    OUTPARCEL 3 = 25 SPACES

COMMITMENT - RIVERCREST-01 EXCEPTIONS

7. Perpetual Easement given by Myrtle Beach Farms Company to South Carolina Public Service Authority, for the construction and maintenance of electric transmission lines over and across approximately 15,000 acres lying between Intracoastal Waterway and U.S. Highway 17, dated December 14, 1948 and recorded December 23, 1948 in Deed Book 65 at page 30. (Does not apply to this parcel)

8. Easement and Agreement given by Myrtle Beach Farms Company to South Carolina Public Service Authority conveying a perpetual right of way 50 feet in width and 42,438.5 feet in length for the construction maintenance of electric transmission lines, dated February 6, 1959 and recorded February 11, 1959 in Deed Book 219 at page 390; amended by Amended Easement dated November 5, 1990 and recorded December 6, 1990 in Deed Book 1439 at page 809. (Reference is made in Plat Book 26 at Page 96.) (Does not apply to this parcel)

9. Easement given by Myrtle Beach Farms Company to South Carolina Public Service Authority for construction, distribution and maintenance of electric transmission lines being 25 feet in width and 2,908.5 feet in length, dated February 6, 1959 and recorded February 11, 1959 in Deed Book 219 at page 399. (Reference is made to Plat Book 26 at page 94.) (Does not apply to this parcel)

10. Perpetual Right of Way given by Myrtle Beach Farms Company to South Carolina Public Service Authority being fifty feet in width of the construction and maintenance of electric transmission lines over and across approximately 15,000 acres lying between Intracoastal waterway and U.S. Highway 17, dated May 10, 1973 and recorded May 29, 1973 in Feed Book 492 at page 671. (Proposed Relocation Map recorded in Deed Book 492 at page 674.) (Does not apply to this parcel)

11. Right of Way Easement Agreement by and between Myrtle Beach Farms as Grantor and the City of Myrtle Beach, as Grantee, for two (2) permanent easement fifteen (15) feet in width for the construction, operation and maintenance of water and sewer systems in Northwood Plaza Shopping Center, dated July 18, 1989 and recorded July 19, 1989 in Deed Book 1325 at page 702. (These easements are also shown on Plat Book 105 at page 129 and at Plat Book 105 at page 130.) Shown

12. Right of Way given by Myrtle Beach Farms Company to South Carolina Public Service Authority, for the construction, operation and maintenance of electric transmission lines, dated January 11, 1989 and recorded January 25, 1989 in Deed Book 1282 at page 195. (Sketch of easement recorded in Deed Book 1282 at page 197.) Blanket easement-areas noted

DESCRIPTION OF NORTHWOOD PLAZA

Said 21.02 acre parcel being more fully described as follows:

BEGINNING AT A ½" IRON PIPE , said point being at the intersection of the eastern right of way of 76th Avenue North and the Northern right of way of U.S. Highway 17 Business,

Thence, with said eastern right of way of 76th Avenue North for the next (2) calls, (1) with the property of Outparcel No. 1, N 45°00'00" W, 168.94 feet to a ½" iron pipe
Thence, (2) N 45°00'00" W, 758.24 feet to a ½" iron pipe,
Thence, turning with the common line of Northwood Subdivision lots 1 thru 5 Block "A" for the next (5) five calls, (1) N 47°06'06" E, 83.05 feet to a ½" iron pipe
Thence, (2) N 49°18'49" E, 68.51 feet to a ½" iron pipe
Thence, (3) N 51°49'36" E, 68.67 feet to a ½" iron pipe
Thence, (4) N 54°39'32" E, 68.48 feet to a ½" iron pipe
Thence, (5) N 57°34'12" E, 81.52 feet to a ½" iron pipe
Thence, with the termination of the right of way of 77th Avenue North, N 59°56'35" E, 59.72 feet to a ½" iron pipe.
Thence, with the common line of Northwood Subdivision lots 1 thru 8 Block "B" for the next (8) eight calls, (1) N 62°13'01" E, 78.85 feet to a ½" iron pipe
Thence, (2) N 63°17'50" E, 83.50 feet to a ½" iron pipe
Thence, (3) N 60°10'22" E, 83.04 feet to a ½" iron pipe
Thence, (4) N 57°25'18" E, 83.24 feet to a ½" iron pipe
Thence, (5) N 54°56'31" E, 83.35 feet to a ½" iron pipe
Thence, (6) N 52°27'21" E, 83.39 feet to a ½" iron pipe
Thence, (7) N 49°00'21" E, 83.38 feet to a ½" iron pipe
Thence, (8) N 47°27'33" E, 111.97 feet to a ½" iron pipe
Thence, with the Southern right of way of 79th Avenue North S 44°59'38" E, 570.63 feet to a ½" iron pipe;
Thence, continuing with said right of way and Outparcel No. 3, S 45°00'00" E, 171.67 feet to a ½" iron pipe;
Thence, with the Northern right of way of U.S. Highway 17 Business and Outparcels 3, 2, and 1 for the next (5) five calls, S 45°00'33" W, 248.33 feet to a ½" iron pipe;
Thence, (2) S 45°00'33" W, 89.82 feet to a ½" iron pipe;
Thence, (3) S 45°00'33" W, 192.00 feet to a ½" iron pipe;
Thence, (4) S 45°00'33" W, 386.65 feet to a ½" iron pipe;
Thence, (5) S 45°00'33" W, 183.26 feet to
the POINT OF BEGINNING.
CONTAINING: 915,565 square feet or 21.02 acres of land, more or less. Inclusive of all Outparcels

DESCRIPTION OF
OUTPARCEL No. 1 at NORTHWOOD PLAZA
Said 0.72 acre parcel being more fully described as follows:
BEGINNING AT A ½" iron pipe, said point being the intersection of the eastern right of way of 76th Avenue North and the northern right of way of U.S. Highway 17 Business and beginning with said right of way of 76th Avenue North,
N 45°00'00" W, 168.94 feet to a 1/2" iron pipe;
Thence with the property of Myrtle Beach Farms, N 44°59'18" E, 183.32 feet to a 1/2" iron pipe;
Thence with the property of Myrtle Beach Farms, S 44°58'51" E, 168.98 feet to a 1/2" iron pipe;
Thence with the northern right of way of U.S. Highway 17 Business, S 45°00'33" W, 183.26 feet to a 1/2" iron pipe;
the POINT OF BEGINNING.
CONTAINING: 31,152 square feet or 0.72 acres of land, more or less.

DESCRIPTION OF
OUTPARCEL No. 2 at NORTHWOOD PLAZA
Said 0.97 acre parcel being more fully described as follows:
BEGINNING AT A "P.K. Nail, said nail being on the northern right of way of U.S. Highway 17 Business S 45°00'33" W, 530.15 feet from the intersection of the western right of way of 79th Avenue North,
Thence with the property of Myrtle Beach Farms Company for the next five (5) calls, (1) along a curve to the right with a radius of 25.00 feet, a tangent length of 24.98 feet, a central angle of 89°57'49", the radius of which bears N 44°58'27" W, the chord of which bears S 89°59'27" W for a distance of 35.34 feet; Thence along the arc of said curve for a distance of 39.25 feet to a 1/2" iron pipe;
Thence, (2) N 45°01'39" W, 150.64 feet to a 1/2" iron pipe;
Thence, (3) N 44°58'21" E, 242.00 feet to a 1/2" iron pipe;
Thence, (4) S 45°01'39" E, 150.76 feet to a 1/2" iron pipe;
Thence, (5) along a tangent curve to the right with a radius of 25.00 feet, a tangent length of 25.02 feet, a central angle of 90°02'11", the radius of which bears S 44°58'21" W, the chord of which bears S 00°00'33" E for a distance of 35.37 feet; Thence along the arc of said curve for a distance of 39.29 feet to a "P.K." nail;
Thence with the northern right of way of U.S. Highway 17 Business, S 45°00'33" W, 192.00 feet to a "P.K." Nail
the POINT OF BEGINNING.
CONTAINING: 42,252 square feet or 0.97 acres of land, more or less.

DESCRIPTION OF
OUTPARCEL No. 3 at NORTHWOOD PLAZA
Said 1.07 acre parcel being more fully described as follows:
BEGINNING AT A 1/2" iron pipe, said pipe being the intersection of the western right of way of 79th Avenue North and the northern right of way of U.S. Highway 17 Business,
Thence with said right of way of U.S. Highway 17 Business, S 45°00'33" W, 248.33 feet to a "P.K. nail;
Thence with the property of Myrtle Beach Farms Company for the next three (3) calls, (1) along a tangent curve to the right with a radius of 25.00 feet, a tangent length of 25.00 feet, a central angle of 90°00'02", the radius of which bears N 44°59'27" W, the chord of which bears N 89°59'26" W for a distance of 35.36 feet; Thence along the arc of said curve for a distance of 39.27 feet to a 1/2" iron pipe;
Thence, (2) N 44°59'25" W, 146.67 feet to a 1/2" iron pipe;
Thence, (3) N 45°00'35" E, 273.30 feet to a 1/2" iron pipe;
Thence with the western right of way of 79th Avenue North, S 45°00'00" E, 171.67 feet to a 1/2" iron pipe;
the POINT OF BEGINNING.
CONTAINING: 46,787 square feet or 1.07 acres of land, more or less.

DESCRIPTION OF
OUTPARCEL No. 4 at NORTHWOOD PLAZA
Said 0.82 acre parcel being more fully described as follows:
BEGINNING AT A POINT, said point being on the northern right of way of U.S. Highway 17 Business and N 45°00'33" E, 308.32' feet from the eastern right of way of 76th Avenue North.
Thence with the property of Myrtle Beach Farms Company for the next five (5) calls. (1) N 44°58'27" W, 194.45 feet to a point;
Thence, (2) N 44°58'22" E, 181.49 feet to a point;
Thence, (3) S 45°01'38" E, 159.17 feet to a point;
Thence, (4) S 44°58'22" W, 38.78 feet to a point;
Thence, (5) S 44°58'27" E, 35.35 feet to a point;
Thence with the northern right of way of U.S. Highway 17 Business, S 45°00'33" W, 151.83 feet to a point;
the POINT OF BEGINNING.
CONTAINING: 35,852 square feet or 0.82 acres of land, more or less.

REFERENCE:

1. "PLAT OF NORTHWOOD PLAZA" BY HESTER LAND SURVEYING DATED JANUARY 19, 1990.
2. "ASBUILT PLAT OF NORTHWOOD PLAZA" BY THIS OFFICE, DATED SEPTEMBER 28, 1998, LAST REVISED SEPTEMBER 9, 1999.
3. "ASBUILT SURVEY MAP OF WATER LINES – NORTHWOOD PLAZA" DATED 1988, BY HESTER LAND SURVEYING CO.
4. "ASBUILT SURVEY MAP OF SANITARY SEWERS – NORTHWOOD PLAZA" DATED 1988, BY HESTER LAND SURVEYING CO.

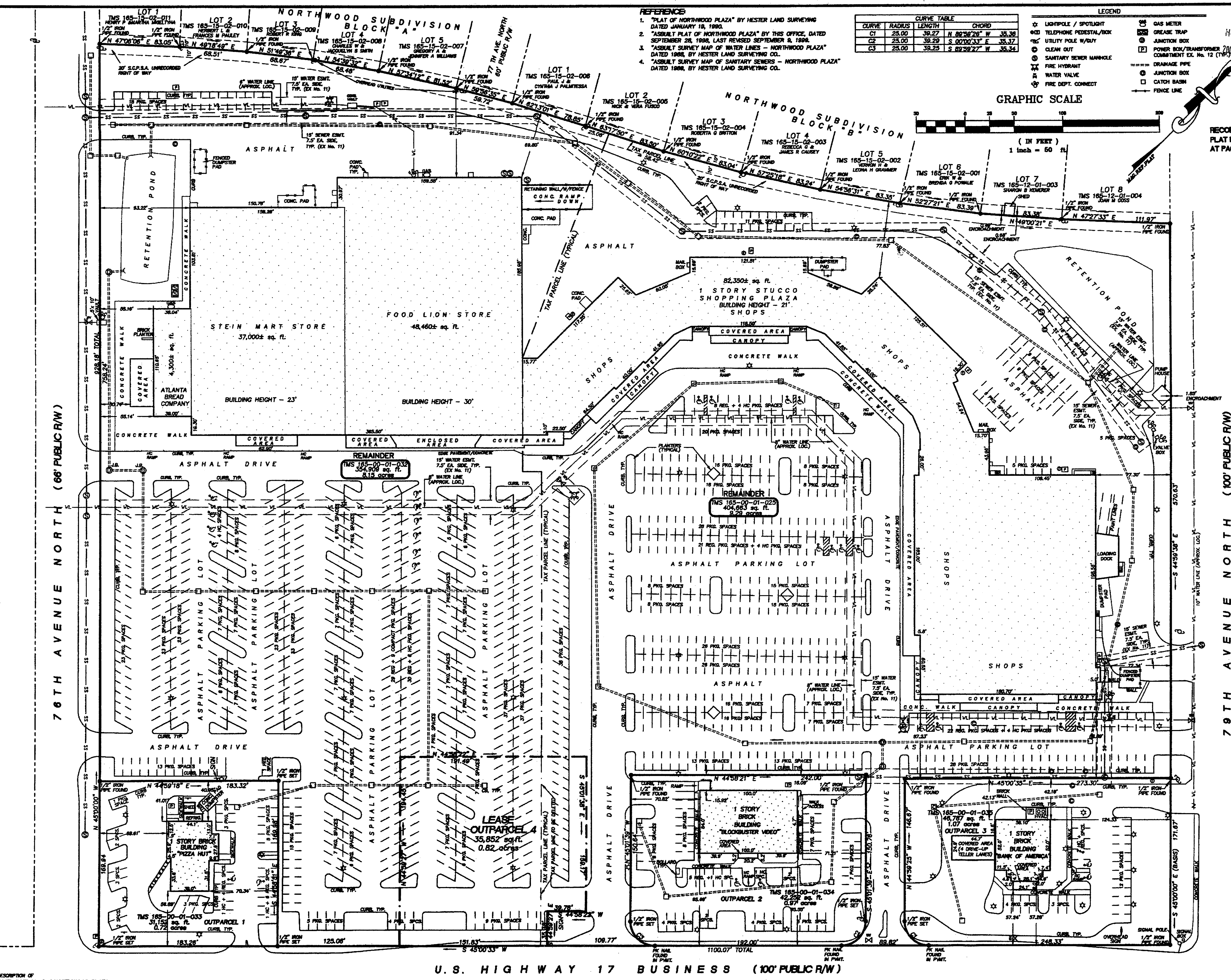
CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	
C1	25.00	39.27	N 89°59'26" W	35.36
C2	25.00	39.29	S 00°00'33" E	35.37
C3	25.00	39.25	S 89°59'27" W	35.34

LEGEND

- LIGHTPOLE / SPOTLIGHT
- TELEPHONE PEDESTAL/BOX
- UTILITY POLE W/GUY
- CLEAN OUT
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPT. CONNECT
- GAS METER
- GREASE TRAP
- JUNCTION BOX
- POWER BOX/TRANSFORMER COMMITMENT EX. No. 12 (TYP.)
- DRAINAGE PIPE
- JUNCTION BOX
- CATCH BASIN
- FENCE LINE

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



RECORDED IN: PLAT BOOK ____ AT PAGE ____

FILED HORRY COUNTY 2003 DEC 11 PM 3: REGISTRAR OF DEEDS

194-30

No.	DATE	REVISION
1	DEC. 3, 2003	MISC.
2	DEC. 5, 2003	REMOVE LEASE PARCEL

JOB No.
DATE: NOV. 18, 2003
DRAWN BY: M.D.O./ JB
CHECKED BY: M.D.O.
SCALE: 1" = 50'
FILE: Northwood–Plaza

ALTA/ACSM LAND TITLE SURVEY OF NORTHWOOD PLAZA

(21.02 ACRES, TMS 165-00-01-025, 032, 033, 034, + 035)
LOCATED OFF U.S. HWY. 17 BUS. BETWEEN 76TH + 79TH AVE. NORTH
CITY OF MYRTLE BEACH, HORRY COUNTY, S.C.
PREPARED FOR
MYRTLE BEACH FARMS COMPANY, INC.

SOUTH CAROLINA ASSOCIATED LAND SURVEYORS No. C00339 CERTIFICATE OF AUTHORIZATION

Associated Land Surveyors
Founders Centre, Suite 304 2411 Oak Street Myrtle Beach, SC 29577
Telephone: 843-626-7993 FAX: 843-448-0969
A DIVISION OF CASTLES CONSULTING ENGINEERS, INC.

A-0646B

Approved for Recording
This is not a Subdivision
12-10-03
Date
City of Myrtle Beach
Planning Department

CERTIFICATION

The undersigned hereby states, as of November 18, 2003, to Column Financial, Inc. and its successors and assigns, Northwood Plaza, LLC, and Fidelity National Title Insurance Company of New York that he is a duly registered land surveyor of the State of South Carolina; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by The America Land Title Association and American Congress on Surveying and Mapping; that this survey correctly shows the location of all visible buildings and structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no visible party walls, no visible encroachments onto adjoining premises streets or alley by any of said buildings, structures or other improvements, and no visible encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises. The Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #45051C0564 & 0702H, dated 8/23/99, Which same map panel covers the area in which the Property is situated. The Property is located within Zone X. This is to state that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA, ACSM and NSPA in 1999, and includes Items 1 (except for states that require record monument plotting), 2, 3, 4, 7(a), 7(b) (1), 7(c), 8, 9, 10, 11(a) (per above ground visible evidence), 13, 14, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

Michael D. Oliver, P.L.S. No. 13520
as agent

O:\ALS\BOUNDARY-TOPO-WETLANDS\BGC\NORTHWOODS\Northwood-ALTA REV2.dwg Fri Dec 05 14:17:52 2003