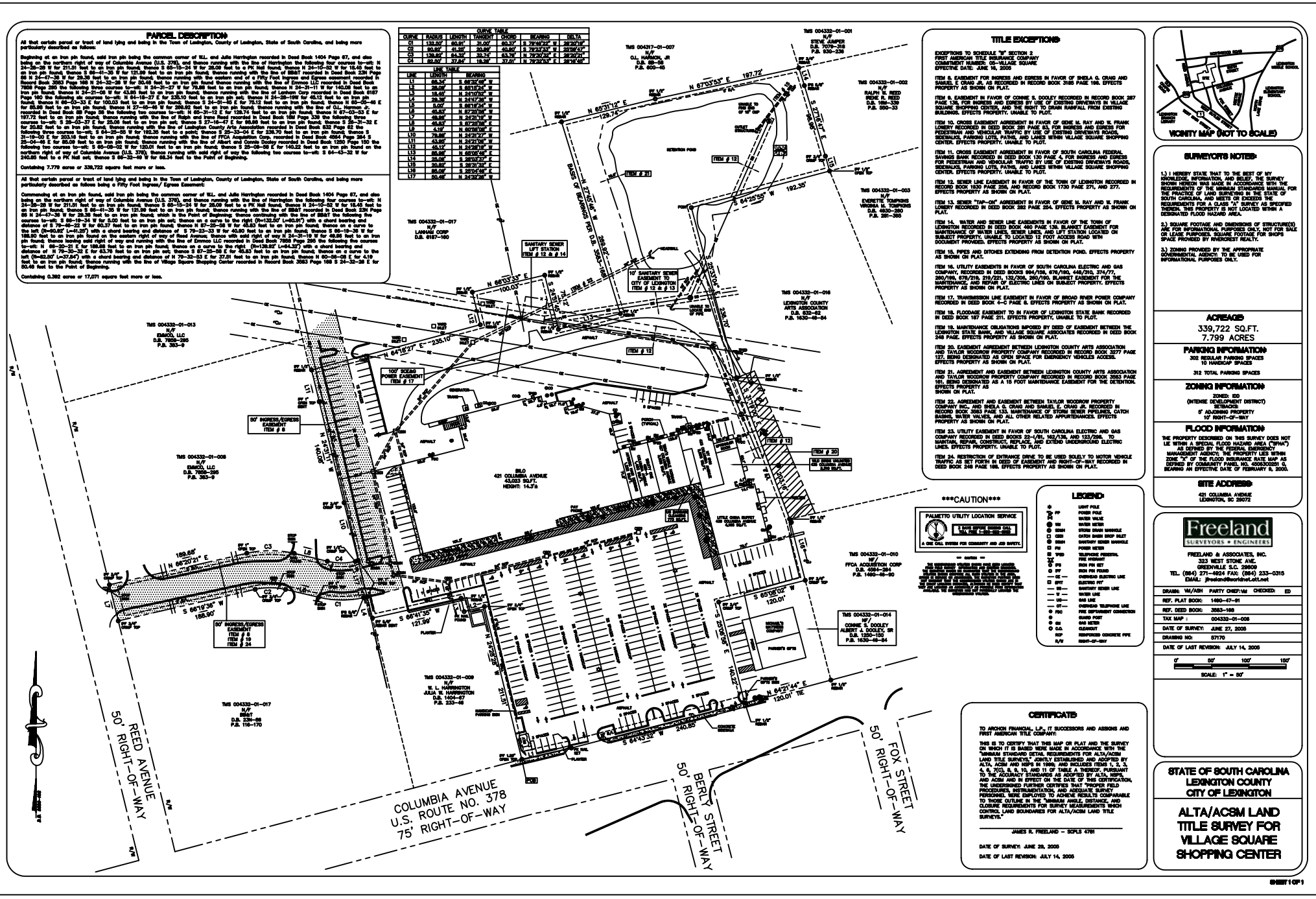
PARCEL DESCRIPTION
All that certain parcel or tract of land lying and being in the Town of Lexington, County of Lexington, State of South Carolina, and being more particularly described as follows:
Beginning at an iron pin found, said iron pin being the common corner of W.L. and Julia Harrington recorded in Deed Book 1404 Page 67, and also being on the northern right of way of Columbia Avenue (U.S. 378), and thence running with the line of Harrington the following four courses to-wit: N 24-35-28 W for 211.31 feet to an iron pin found; thence S 66-15-34 W for 28.09 feet to a PK Nail found; thence N 24-10-02 W for 15.45 feet to an iron pin found; thence S 66-41-35 W for 121.99 feet to an iron pin found; thence running with the line of BB&T recorded in Deed Book 2361 Page 66 N 24-07-38 W for 29.39 feet to an iron pin found; thence running with the western end of a Fifty Foot Ingress and Egress easement recorded in Record Book 2083 Page 188 N 24-32-38 W for 20.48 feet to an iron pin found; thence running with the line of Emmco LLC recorded in Deed Book 7858 Page 295 the following three courses to-wit: N 24-31-27 W for 70.88 feet to an iron pin found; thence N 24-31-11 W for 140.08 feet to an iron pin found; thence N 24-21-09 W for 43.66 feet to an iron pin found; thence running with the line of Lanham Corp recorded in Deed Book 6187 Page 160 the following two courses to-wit: N 64-18-27 E for 235.10 feet to an iron pin set; thence N 24-35-19W for 65.13 feet to an iron pin found; thence N 66-10-33 E for 100.03 feet to an iron pin found; thence S 24-01-55 E for 75.12 feet to an iron pin found; thence N 65-05-46 E for 85.05 feet to an iron pin found; thence N 27-45-48 E for 266.62 feet to an iron pin found; thence running with the line of D.L. Hampton, Jr. recorded in Deed Book 68 Page 58 the following two courses to-wit: N 65-31-12 E for 128.74 feet to an iron pin found; thence N 67-03-53 E for 197.72 feet to an iron pin found; thence running with the line of Ralph and Irene Reed recorded in Deed Book 1661 Page 339 the following three courses to-wit: S 29-03-37 E for 23.09 feet to an iron pin set; thence S 27-16-47 E for 80.86 feet to an iron pin found; thence S 29-31-32 E for 20.62 feet to an iron pin found; thence running with the line of Lexington County Arts Association recorded in Deed Book 632 Page 62 the following three courses to-wit: S 64-25-55 W for 192.35 feet to a point; thence S 25-33-04 E for 238.70 feet to an iron pin found; thence S 31-18-50 E for 203.10 feet to an iron pin found; thence running with the line of FFCA Acquisition Corp recorded in Deed Book 4064 Page 264 S 25-04-46 E for 35.09 feet to an iron pin found; thence running with the line of Albert and Connie Dooley recorded in Deed Book 1250 Page 192 the following two courses to-wit: S 65-09-02 W for 120.01 feet to an iron pin found; thence S 25-09-58 E for 140.22 feet to an iron pin found on the northern right of way of Columbia Avenue (U.S. 378); thence running with said right of way the following two courses to-wit: S 64-43-32 W for 240.85 feet to a PK Nail set; thence S 66-32-49 W for 68.34 feet to the Point of Beginning.
Containing 7.779 acres or 339,722 square feet more or less.
All that certain parcel or tract of land lying and being in the Town of Lexington, County of Lexington, State of South Carolina, and being more particularly described as follows being a Fifty Foot Ingress/ Egress Easement:
Commencing at an iron pin found, said iron pin being the common corner of W.L. and Julia Harrington recorded in Deed Book 1404 Page 67, and also being on the northern right of way of Columbia Avenue (U.S. 378), and thence running with the line of Harrington the following four courses to-wit: N 24-35-28 W for 211.31 feet to an iron pin found; thence S 66-15-34 W for 28.09 feet to a PK Nail found; thence N 24-10-02 W for 15.45 feet to an iron pin found; thence S 66-41-35 W for 121.99 feet to an iron pin found; thence running with the line of BB&T recorded in Deed Book 2361 Page 66 N 24-07-38 W for 29.39 feet to an iron pin found; thence running with the western end of a Fifty Foot Ingress and Egress easement recorded in Record Book 2083 Page 188 N 24-32-38 W for 20.48 feet to a point; thence running with the line of Emmco LLC recorded in Deed Book 7858 Page 295 the following three courses to-wit: N 24-31-27 W for 70.88 feet to an iron pin found; thence N 24-31-11 W for 140.08 feet to an iron pin found; thence N 24-21-09 W for 43.66 feet to an iron pin found; thence running with the line of Lanham Corp recorded in Deed Book 6187 Page 160 the following two courses to-wit: N 64-18-27 E for 235.10 feet to an iron pin set; thence N 24-35-19W for 65.13 feet to an iron pin found; thence N 66-10-33 E for 100.03 feet to an iron pin found; thence S 24-01-55 E for 75.12 feet to an iron pin found; thence N 65-05-46 E for 85.05 feet to an iron pin found; thence N 27-45-48 E for 266.62 feet to an iron pin found; thence running with the line of D.L. Hampton, Jr. recorded in Deed Book 68 Page 58 the following two courses to-wit: N 65-31-12 E for 128.74 feet to an iron pin found; thence N 67-03-53 E for 197.72 feet to an iron pin found; thence running with the line of Ralph and Irene Reed recorded in Deed Book 1661 Page 339 the following three courses to-wit: S 29-03-37 E for 23.09 feet to an iron pin set; thence S 27-16-47 E for 80.86 feet to an iron pin found; thence S 29-31-32 E for 20.62 feet to an iron pin found; thence running with the line of Lexington County Arts Association recorded in Deed Book 632 Page 62 the following three courses to-wit: S 64-25-55 W for 192.35 feet to a point; thence S 25-33-04 E for 238.70 feet to an iron pin found; thence S 31-18-50 E for 203.10 feet to an iron pin found; thence running with the line of FFCA Acquisition Corp recorded in Deed Book 4064 Page 264 S 25-04-46 E for 35.09 feet to an iron pin found; thence running with the line of Albert and Connie Dooley recorded in Deed Book 1250 Page 192 the following two courses to-wit: S 65-09-02 W for 120.01 feet to an iron pin found; thence S 25-09-58 E for 140.22 feet to an iron pin found on the northern right of way of Columbia Avenue (U.S. 378); thence running with said right of way the following two courses to-wit: S 64-43-32 W for 240.85 feet to a PK Nail set; thence S 66-32-49 W for 68.34 feet to the Point of Beginning.
Containing 0.392 acres or 17,071 square feet more or less.
CURVE TABLE
CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA
C1 | 132.50' | 60.91' | 31.06' | 60.37' | S 79°46'22" W | 26°20'16"
C2 | 50.00' | 41.52' | 20.66' | 40.60' | S 78°43'53" W | 47°34'47"
C3 | 132.50' | 64.32' | 32.70' | 63.70' | N 79°30'58" E | 27°48'51"
C4 | 82.00' | 37.84' | 19.26' | 37.51' | N 79°30'53" E | 26°26'46"
LINE TABLE
LINE | LENGTH | BEARING
L1 | 64.34' | S 66°34'36" W
L2 | 28.09' | S 66°15'34" W
L3 | 15.45' | N 24°10'02" W
L4 | 29.39' | N 24°07'38" W
L5 | 5.00' | S 66°16'34" W
L6 | 45.83' | N 67°26'06" E
L7 | 49.86' | N 24°31'19" W
L8 | 45.83' | S 67°26'06" E
L9 | 4.19' | N 60°36'06" E
L10 | 79.86' | N 24°31'27" W
L11 | 43.66' | N 24°21'09" W
L12 | 45.12' | N 24°36'19" W
L13 | 85.86' | N 66°06'06" E
L14 | 28.06' | S 24°52'27" E
L15 | 20.82' | S 25°31'36" E
L16 | 85.06' | S 25°24'56" E
L17 | 50.46' | N 24°36'06" W
TITLE EXCEPTIONS
EXCEPTIONS TO SCHEDULE "B" SECTION 2
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 05-VILLAGE SQUARE
EFFECTIVE DATE: JUNE 16, 2005
ITEM 8. EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF SHEILA G. CRAIG AND SAMUEL E CRAIG JR. AS RECORDED IN RECORD BOOK 3185 PAGE 196. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 9. EASEMENT IN FAVOR OF CONNIE S. DOOLEY RECORDED IN RECORD BOOK 267 PAGE 136, FOR INGRESS AND EGRESS BY USE OF EXISTING DRIVEWAYS IN VILLAGE SQUARE SHOPPING CENTER, AND THE RIGHT TO DRAIN RAINFALL FROM EXISTING BUILDINGS. EFFECTS PROPERTY. UNABLE TO PLOT.
ITEM 10. CROSS EASEMENT AGREEMENT IN FAVOR OF GENE M. RAY AND M. FRANK LOWERY RECORDED IN DEED BOOK 291 PAGE 53, FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC BY USE OF EXISTING DRIVEWAYS ROADS, SIDEWALKS, PARKING LOTS, PATHS, AND LANES WITHIN VILLAGE SQUARE SHOPPING CENTER. EFFECTS PROPERTY. UNABLE TO PLOT.
ITEM 11. CROSS EASEMENT AGREEMENT IN FAVOR OF SOUTH CAROLINA FEDERAL SAVINGS BANK RECORDED IN DEED BOOK 130 PAGE 4, FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC BY USE OF EXISTING DRIVEWAYS ROADS, SIDEWALKS, PARKING LOTS, PATHS, AND LANES WITHIN VILLAGE SQUARE SHOPPING CENTER. EFFECTS PROPERTY. UNABLE TO PLOT.
ITEM 12. SEWER LINE EASEMENT IN FAVOR OF THE TOWN OF LEXINGTON RECORDED IN RECORD BOOK 1630 PAGE 255, AND RECORD BOOK 1730 PAGE 271, AND 277. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 13. SEWER "TAP-ON" AGREEMENT IN FAVOR OF GENE M. RAY AND M. FRANK LOWERY RECORDED IN DEED BOOK 282 PAGE 246 EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 14. WATER AND SEWER LINE EASEMENTS IN FAVOR OF THE TOWN OF LEXINGTON RECORDED IN DEED BOOK 880 PAGE 139, BLANKET EASEMENT FOR MAINTENANCE OF WATER LINES, SEWER LINES, AND LIFT STATION LOCATED ON SUBJECT PROPERTY. UNABLE TO LOCATE. 10 FOOT ACCESS ROAD WITH DOCUMENT PROVIDED. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 15. PIPES AND DITCHES EXTENDING FROM DETENTION POND. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 16. UTILITY EASEMENTS IN FAVOR OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY, RECORDED IN DEED BOOKS 594/106, 676/180, 684/310, 274/177, 280/199, 678/216, 219/221, 132/308, 280/190, BLANKET EASEMENT FOR THE MAINTENANCE AND REPAIR OF ELECTRIC LINES ON SUBJECT PROPERTY. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 17. TRANSMISSION LINE EASEMENT IN FAVOR OF BROAD RIVER POWER COMPANY RECORDED IN DEED BOOK 4-C PAGE 6. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 18. FLOODAGE EASEMENT TO IN FAVOR OF LEXINGTON STATE BANK RECORDED IN DEED BOOK 187 PAGE 211. EFFECTS PROPERTY. UNABLE TO PLOT.
ITEM 19. MAINTENANCE OBLIGATIONS IMPOSED BY DEED OF EASEMENT BETWEEN THE LEXINGTON STATE BANK, AND VILLAGE SQUARE ASSOCIATES RECORDED IN DEED BOOK 248 PAGE. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 20. EASEMENT AGREEMENT BETWEEN LEXINGTON COUNTY ARTS ASSOCIATION AND TAYLOR WOODROW PROPERTY COMPANY RECORDED IN RECORD BOOK 3277 PAGE 127, BEING DESIGNATED AS OPEN SPACE FOR EMERGENCY VEHICLES ACCESS. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 21. AGREEMENT AND EASEMENT BETWEEN LEXINGTON COUNTY ARTS ASSOCIATION AND TAYLOR WOODROW PROPERTY COMPANY RECORDED IN RECORD BOOK 3583 PAGE 101, BEING DESIGNATED AS A 15 FOOT MAINTENANCE EASEMENT FOR THE DETENTION. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 22. AGREEMENT AND EASEMENT BETWEEN TAYLOR WOODROW PROPERTY COMPANY INC., AND SHEILA G. CRAIG AND SAMUEL E. CRAIG JR. RECORDED IN RECORD BOOK 3583 PAGE 133, MAINTENANCE OF STORM SEWER PIPELINES, CATCH BASINS, WATER VALVES, AND ALL OTHER RELATED APPURTENANCES. EFFECTS PROPERTY AS SHOWN ON PLAT.
ITEM 23. UTILITY EASEMENT IN FAVOR OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY RECORDED IN DEED BOOKS 23-J AND 140-J AND 123/208, TO MAINTAIN, REPAIR, CONSTRUCT, REPLACE, AND REMOVE UNDERGROUND ELECTRIC LINES. EFFECTS PROPERTY. UNABLE TO PLOT.
ITEM 24. RESTRICTION OF ENTRANCE DRIVE TO BE USED SOLELY TO MOTOR VEHICLE TRAFFIC AS SET FORTH IN DEED OF EASEMENT AND RIGHT-OF-WAY RECORDED IN DEED BOOK 248 PAGE 188. EFFECTS PROPERTY AS SHOWN ON PLAT.
CAUTION
PALMETTO UTILITY LOCATION SERVICE
A ONE CALL SYSTEM FOR CONSUMERS AND JOB SAFETY.
LEGEND
LIGHT POLE
POWER POLE
WATER VALVE
WATER METER
STORM DRAIN MANHOLE
CATCH BASIN DROP INLET
SANITARY SEWER MANHOLE
POWER METER
TELEPHONE PEDESTAL
FIRE HYDRANT
IRON PIN SET
IRON PIN FOUND
OVERHEAD ELECTRIC LINE
ELECTRIC PIT
SANITARY SEWER LINE
WATER LINE
GAS LINE
OVERHEAD TELEPHONE LINE
FIRE DEPARTMENT CONNECTION
GUARD POST
GAS METER
CLEANOUT
REINFORCED CONCRETE PIPE
RIGHT-OF-WAY
CERTIFICATE
TO ARCHON FINANCIAL, L.P., IT SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(c), 8, 9, 10, AND 11 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, THE UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINE IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."
JAMES R. FREELAND – SCPLS 4781
DATE OF SURVEY: JUNE 29, 2005
DATE OF LAST REVISION: JULY 14, 2005
VICINITY MAP (NOT TO SCALE)
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. SQUARE FOOTAGE FOR SHOPS SPACE PROVIDED BY RIVERCREST REALTY.
3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY, TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
ACREAGE
339,722 SQ.FT.
7.799 ACRES
PARKING INFORMATION
302 REGULAR PARKING SPACES
10 HANDICAP SPACES
312 TOTAL PARKING SPACES
ZONING INFORMATION
ZONED: IDD
(INTENSE DEVELOPMENT DISTRICT)
SETBACKS:
5' ADJOINING PROPERTY
10' RIGHT-OF-WAY
FLOOD INFORMATION
THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP AS DEFINED BY COMMUNITY PANEL NO. 450129 0005 G, BEARING AN EFFECTIVE DATE OF FEBRUARY 6, 2003.
SITE ADDRESS:
421 COLUMBIA AVENUE
LEXINGTON, SC 29072
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: VA/ASH PARTY CHIEF:Mel CHECKED: ED
REF. PLAT BOOK: 1490-47-91
REF. DEED BOOK: 3583-169
TAX MAP #: 004332-01-008
DATE OF SURVEY: JUNE 27, 2005
DRAWING NO: 57170
DATE OF LAST REVISION: JULY 14, 2005
0' 50' 100' 150'
SCALE: 1" = 50'
STATE OF SOUTH CAROLINA
LEXINGTON COUNTY
CITY OF LEXINGTON
ALTA/ACSM LAND TITLE SURVEY FOR VILLAGE SQUARE SHOPPING CENTER
SHEET 1 OF 1
TMS 004332-01-001 N/F STEVE JUNKER D.B. 7079-315 P.B. 530-236
TMS 004317-01-007 N/F O.L. HAMSON, JR D.B. 65-58 P.B. 600-40
TMS 004332-01-002 N/F RALPH N. REED IRENE R. REED D.B. 1661-339 P.B. 200-33
TMS 004332-01-003 N/F EVERETTE TOMPKINS VIRGINIA M. TOMPKINS D.B. 1630-260 P.B. 281-355
TMS 004332-01-016 N/F LEXINGTON COUNTY ARTS ASSOCIATION D.B. 632-62 P.B. 1630-48-54
TMS 004332-01-013 N/F EMMCO, LLC D.B. 7858-295 P.B. 383-9
TMS 004332-01-008 N/F EMMCO, LLC D.B. 7858-295 P.B. 383-9
TMS 004332-01-017 N/F LANHAM CORP D.B. 6187-160
TMS 004332-01-010 N/F FFCA ACQUISITION CORP D.B. 4064-264 P.B. 1490-46-90
TMS 004332-01-014 N/F CONNIE S. DOOLEY ALBERT A. DOOLEY, SR D.B. 1250-192 P.B. 1630-48-54
TMS 004332-01-009 N/F W. L. HARRINGTON JULIA W. HARRINGTON D.B. 1404-67 P.B. 233-46
TMS 004332-01-017 N/F BB&T D.B. 2236-66 P.B. 116-170
BASIS OF BEARINGS PER D.B. 3583-169
N 27°45'48" W 266.62'
SANITARY SEWER LIFT STATION ITEM # 12 & # 13
10' SANITARY SEWER EASEMENT TO CITY OF LEXINGTON ITEM # 12 & # 13
100' SCE&G POWER EASEMENT ITEM # 17
50' INGRESS/EGRESS EASEMENT ITEM # 8
50' INGRESS/EGRESS EASEMENT ITEM # 8 ITEM # 19 ITEM # 24
BILO 421 COLUMBIA AVENUE 43,053 SQ.FT. HEIGHT: 14.3'±
LITTLE CHINA BUFFET AND COLUMBIA AVENUE 1,500 SQ.FT.±
MCDONALD'S RESTAURANT PARKER'S GYPSY
ITEM # 12
ITEM # 21
ITEM # 20
SELF SERVE UNLEADED 24 HOUR ACCESS 3,000 SQ.FT.±
RAISED CURB
SIDEWALK
ASPHALT
CONCRETE
BRICK
PLANTER
DUMPSTER
GENERATOR
TRANSF.
FIRE HYDRANT
WATER METER
WATER VALVE
POWER POLE
LIGHT POLE
GUY WIRE
SIGN
CATCH BASIN
DROP INLET
SANITARY MANHOLE
STORM MANHOLE
CLEANOUT
GAS METER
TELEPHONE PEDESTAL
ELECTRIC METER
ELECTRIC PIT
TELEPHONE PIT
GUARD POST
IRON PIN FOUND
IRON PIN SET
PK NAIL FOUND
PK NAIL SET
POB
POC
N 64°18'27" E 235.10'
N 24°35'19" W 140.08'
N 66°10'33" E 100.03'
S 24°01'55" E 75.12'
N 24°21'09" W 43.66'
N 64°25'55" E 192.35'
S 25°33'04" E 238.70'
S 25°24'56" E 140.22'
S 64°43'32" W 240.85'
N 24°21'44" E 120.01'
S 65°09'02" W 120.01'
S 66°41'35" W 121.99'
S 66°15'34" W 28.09'
N 24°35'28" W 211.31'
N 66°20'21" E 169.65'
S 66°19'36" W 168.90'
N 24°07'38" W 29.39'
N 24°32'38" W 20.48'
N 24°31'27" W 70.88'
N 24°31'11" W 140.08'
N 24°21'09" W 43.66'
S 66°32'49" W 68.34'
S 66°34'36" W 64.34'
N 24°10'02" W 15.45'
S 66°16'34" W 5.00'
N 24°31'19" W 65.13'
S 24°36'06" E 85.06'
S 24°52'27" E 29.06'
S 25°31'36" E 20.82'
N 24°36'06" W 50.46'
C1 L=60.91' R=132.50'
C2 L=41.52' R=50.00'
C3 L=64.32' R=132.50'
C4 L=37.84' R=82.00'
REED AVENUE 50' RIGHT-OF-WAY
COLUMBIA AVENUE U.S. ROUTE NO. 378 75' RIGHT-OF-WAY
BERLY STREET 50' RIGHT-OF-WAY
FOX STREET 50' RIGHT-OF-WAY