

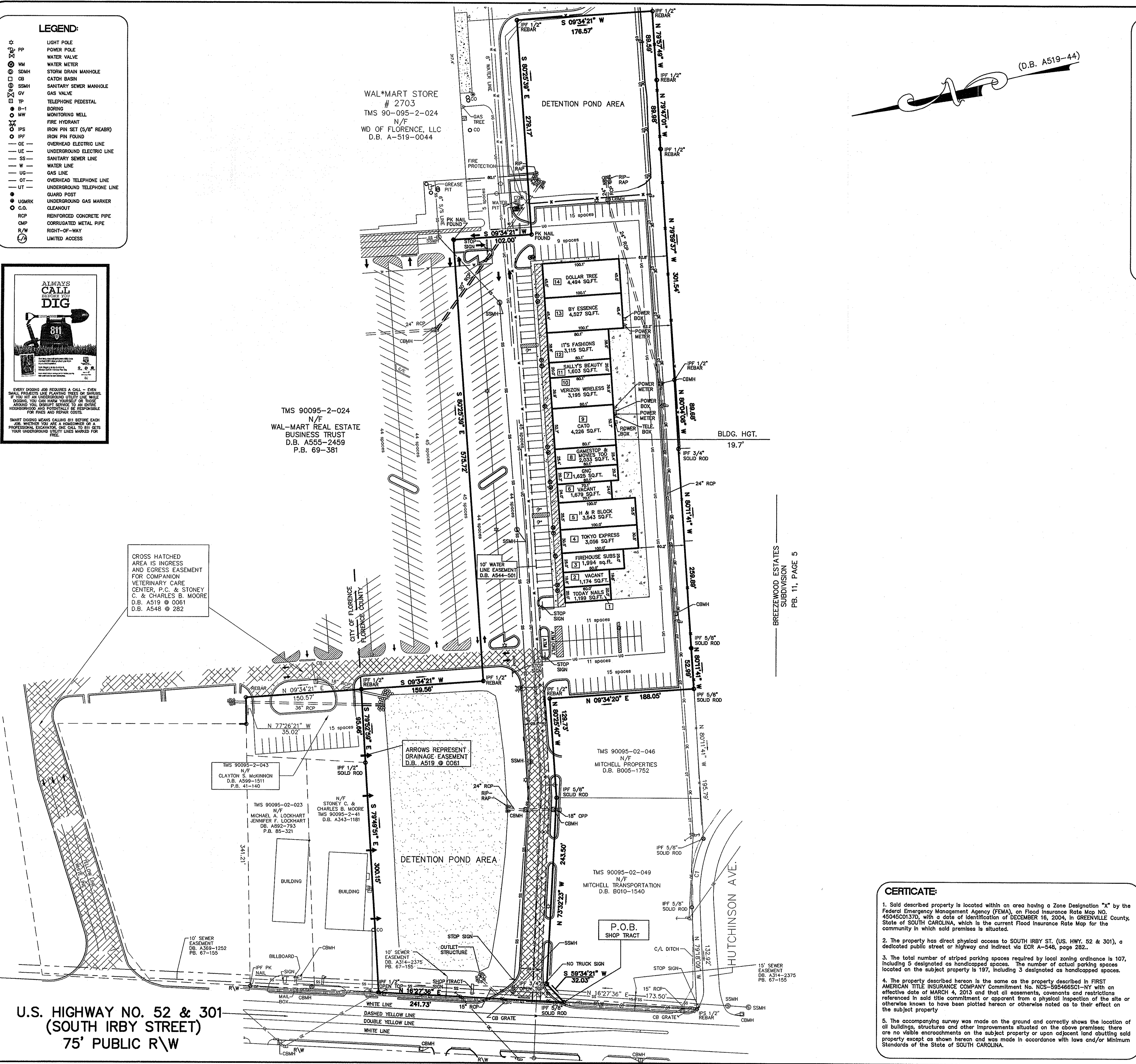
- LEGEND:**
- ☆ LIGHT POLE
 - PP POWER POLE
 - WATER VALVE
 - WM WATER METER
 - SDMH STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - SSMH SANITARY SEWER MANHOLE
 - CV GAS VALVE
 - TP TELEPHONE PEDESTAL
 - B-1 BORING
 - MW MONITORING WELL
 - FIRE HYDRANT
 - IPF IRON PIN FOUND (5/8" REBAR)
 - IPF IRON PIN FOUND
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - GP GUARD POST
 - USMRK UNDERGROUND GAS MARKER
 - C.O. CLEANOUT
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - R/W RIGHT-OF-WAY
 - LIMITED ACCESS



CROSS HATCHED AREA IS INGRESS AND EGRESS EASEMENT FOR COMPANION VETERINARY CARE CENTER, P.C. & STONEY C. & CHARLES B. MOORE D.B. A519 @ 0061 D.B. A548 @ 282

WAL*MART STORE # 2703
TMS 90-095-2-024
N/F
WD OF FLORENCE, LLC
D.B. A-519-0044

TMS 90095-2-024
N/F
WAL-MART REAL ESTATE BUSINESS TRUST
D.B. A555-2459
P.B. 69-381



TITLE EXCEPTIONS:

Item 10. Right of way and Easement from Harry Baker and Jerry W. Shealy to the City of Florence dated October 11, 1981 and recorded August 21, 1992, in Deed Book A-369 at page 1252. Does not affect property, however DB. A314-2375 Affects subject property as shown hereon.

Item 11. Easement for Ingress, Egress and Drainage dated and recorded March 27, 1998 in Book A-519 at page 61, Office of the Register of Deeds for Florence County. Affects subject property as shown on plat.

Item 12. Right of Way Easement from WD of Florence, LLC to the City of Florence dated October 3, 1998 and recorded December 4, 1998 in Book A-544 at page 501, office of the Register of Deeds for Florence County. Affects subject property as shown on plat.

Item 13. Easements with Covenants and Restrictions Affecting Land ("ECR") dated January 5, 1999, and recorded January 12, 1999 in Book A-548 at page 282, as amended by First Amendment to ECR dated January 6, 1999 and recorded February 16, 1999 in Book A-551 at page 1776, as further amended by Second Amendment to ECR dated February 19, 1999 and recorded February 25, 1999 in Book A-552 at page 1660, Declaration of Notice in DB. A820-832, Third Amendment in DB. A-893-1 and DB. A-980-626, Office of the Register of Deeds for Florence County. Affects subject property, Ingress/egress and utility easements are blanket in nature. Unable to plot.

Item 19. Easements, Setbacks and other facts as shown on PB. 69-381, effects - all affecting matters have been shown.

20. Right-of-Way Easement(s) in favor of Southern Bell Telephone and Telegraph Company as recorded in Book A144, Page 859, Unable to verify effects with document provided.

PARCEL DESCRIPTION:

Florence (Southside) WMS, LLC
Florence, SC

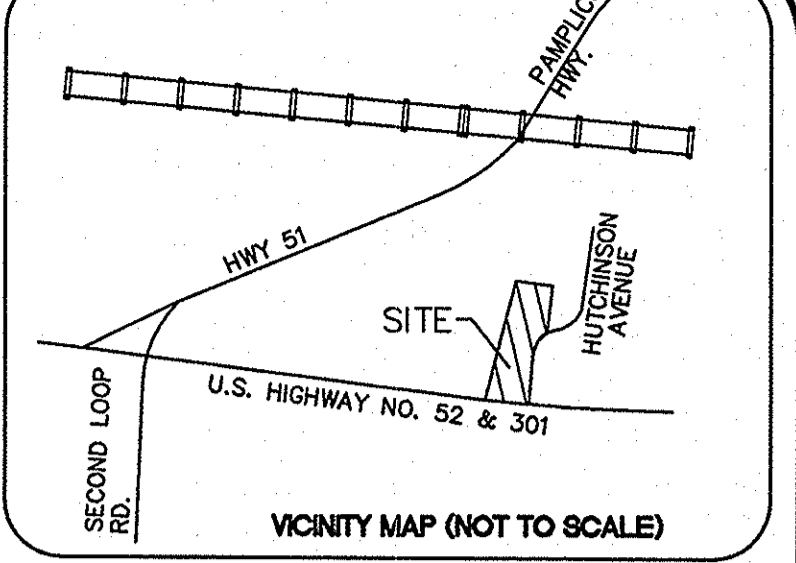
All that certain tract or parcel of land lying and being in the City of Florence, County of Florence and State of South Carolina, and being more particularly bounded and described as follows:

FEE PARCELS

Beginning at an iron pin on the eastern right-of-way of U.S. Highway No. 52 & 301, which iron pin is 173.50 feet from the northern right-of-way of Hutchinson Avenue, thence with the eastern right-of-way of U.S. Highway No. 52 & 301, N16-27-38E 241.73 feet to an old iron pin, thence leaving the eastern right-of-way of U.S. Highway No. 52 & 301 and with the property of Stoney C. & Charles B. Moore, S79-49-51E 300.15 feet to an old iron pin, thence with the property of Companion Veterinary Care Center, P.C. S79-52-59E 56.66 feet to an iron pin, thence with the property of the Walmart Tract the following five courses and distances: S09-34-21W 159.56 feet to an iron pin, thence S80-25-39E 575.72 feet to a pk nail set, thence S09-34-21W 102.00 feet to a pk nail set, thence S80-25-39E 279.17 feet to an iron pin, thence S09-34-21W 176.57 feet to an iron pin, thence with the property of BreezeWood Estates Subdivision the following six courses and distances: N78-37-49W 89.59 feet to an old iron pin, thence N79-47-01W 89.98 feet to an old iron pin, thence N78-59-37W 301.54 feet to an old iron pin, thence N80-04-05W 89.68 feet to an old iron pin, thence N80-11-41W 259.89 feet to an old iron pin, thence N80-11-41W 52.99 feet to an iron pin, thence with the property of Deatron of Notice, the following four courses and distances: N09-34-20E 188.05 feet to an iron pin, thence N80-25-40W 129.73 feet to an iron pin, thence N73-32-23W 243.50 feet to an iron pin, thence S59-34-21W 32.03 feet to the point of beginning containing 7.112 acres.

EASEMENT PARCELS

TOGETHER WITH the benefit of the easements appurtenant to the Land as set forth in Easements with Covenants and Restrictions Affecting Land ("ECR") between Wal-Mart Real Estate Business Trust and WD of Florence, LLC, dated January 5, 1999, recorded January 12, 1999 in Book A548, Pages 282; as affected by First Amendment to ECR, dated January 6, 1999, recorded February 16, 1999 in Book A551, Page 1776; as affected by Second Amendment to ECR, dated February 19, 1999, recorded February 25, 1999 in Book A552, Page 1660; as affected by Declaration of Notice, recorded February 26, 2004 in Book A820, Page 832; as affected by Third Amendment to Easements with Covenants and Restrictions Affecting Land, dated April 23, 2004, recorded December 17, 2004 in Book A893, Page 1; as affected by Notice Statement by Acquiring Property, dated December 20, 2005, recorded January 4, 2006 in Book A980, Page 626, all of the Florence County Registry.



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.) SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC RIGHT-OF-WAY OF THE U.S. HIGHWAY 52 AND 301.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:

309,772 SQ.FT.
7.112 ACRES

BASIS OF BEARINGS:

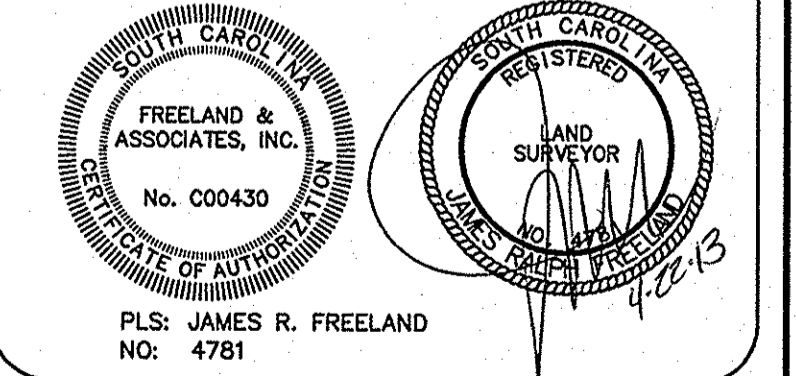
BASIS OF BEARINGS BASED ON DEED BOOK A782-479



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/CF PARTY CHIEF: RM	CHECKED: JCC
REF. PLAT BOOK: 69-381	
REF. DEED BOOK: A782-479	
TAX MAP: 90095-02-047	
DATE OF SURVEY: 2-28-2013	
DATE DRAWN: 3-5-2013	
DRAWING NO: 64437-SHOPS	
DATE OF LAST REVISION: 4-19-2013	

0' 60' 120' 180'
SCALE: 1" = 60'



**STATE OF SOUTH CAROLINA
FLORENCE COUNTY
CITY OF FLORENCE
ALTA/ACSM LAND TITLE
SURVEY FOR
FLORENCE (SOUTHSIDE)
WMS, LLC.**

SITE ADDRESS: SOUTHSIDE COMMONS
2014 SOUTH IRBY STREET
FLORENCE, SC 29505

PARKING INFORMATION:

194 REGULAR SPACES
3 HANDICAP SPACES
197 SPACES TOTAL

FLOOD INFORMATION:

SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER FLORENCE COUNTY FIRM NO. 45041C0137D DATED: DECEMBER 16, 2004

ZONING INFORMATION:

ZONED: B-3 GENERAL COMMERCIAL DIST
SETBACKS:
FRONT - 35'
SIDE - 0'
REAR - 5'
MAX. HEIGHT = 20'

CERTIFICATE:

1. 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. 45045C0137D, with a date of identification of DECEMBER 16, 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.

2. The property has direct physical access to SOUTH IRBY ST. (U.S. HWY. 52 & 301), a dedicated public street or highway and indirect via ECR A-548, page 282.

3. The total number of striped parking spaces required by local zoning ordinance is 107, including 5 designated as handicapped spaces. The number of actual parking spaces located on the subject property is 197, including 3 designated as handicapped spaces.

4. The property described hereon is the same as the property described in FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. NCS-5954665C1-NY with an effective date of MARCH 4, 2013 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.

5. The accompanying survey was made on the 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: FLORENCE (SOUTHSIDE) WMS, LLC, dba SOUTHSIDE COMMONS; FIRST AMERICAN TITLE INSURANCE COMPANY AND GOLDMAN SACHS MORTGAGE COMPANY AND THEIR SUCCESSORS AND ASSIGNS

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, 6a, 6b, 7a, 7b, 7c, 8-10a, 11b, 13, 14 16-18 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 2-28-2013.
DATE OF PLAT OR MAP: 3-5-2013

JAMES R. FREELAND
NO. 4781

U.S. HIGHWAY NO. 52 & 301
(SOUTH IRBY STREET)
75' PUBLIC R/W