

TITLE EXCEPTIONS:

First American Title Insurance Company
 Commitment #NCS-595466SC2NY
 Dated March 4, 2013

Item 14- "ECR" as recorded in DB 68P-971, DB 82B-653. Affects subject property. Blanket access and utility easements.

Item 18 - Building setback lines and asphalt encroachment along the western boundary as shown on PB 142-292, affects subject property-shown hereon.

Item 20- Declaration of No-Build Easement as recorded in Deed Book 68-V, page 5. Item states that no building on the Shops Tract shall be closer than 60 feet of the building located on the Wal-Mart parcel. Affects subject property.

PARCEL DESCRIPTION:

Greer (Hillside) WMS, LLC
 Greer, SC

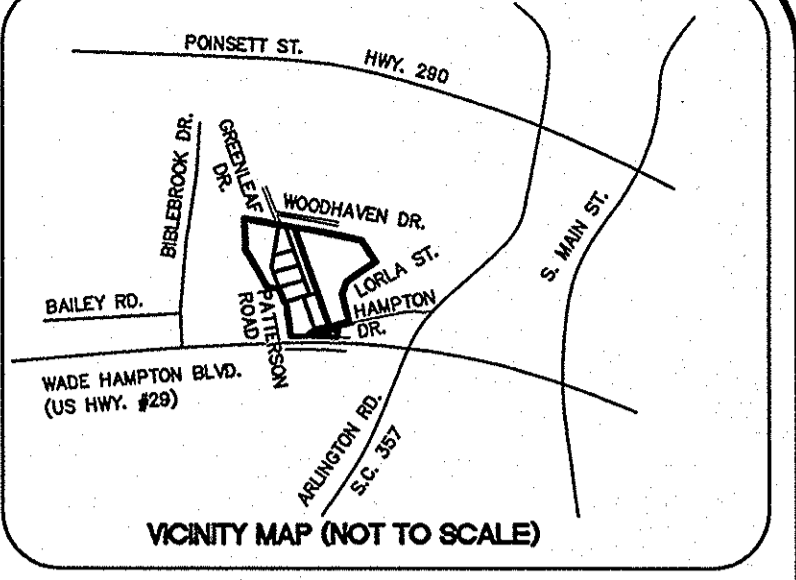
That certain parcel of land, with improvements thereon, situate in the City of Greer, Spartanburg County, South Carolina, being shown and designated as Shops Tract containing 7.751 acres on ALTA/ACSM Land Title Survey for Seaview Two Associates, LLC, prepared by Freeland & Associates, Inc. dated April 17, 2003, said plot being incorporated herein by reference, said property being more particularly described as follows:

FEE PARCEL:

Commencing at an iron pin located at the intersection of the southern right-of-way of Wade Hampton Blvd. and the western right-of-way of Patterson Rd.; thence along the western right-of-way of Patterson Rd. S 13-10-59 E for 355.22 feet to an iron pin, being the True Point of Beginning; thence along said right-of-way S 13-10-59 E for 144.23 feet to an iron pin; thence S 58-10-59 E for 42.43 feet to an iron pin, common corner with Ruth Padgett; thence along the common line of Ruth Padgett S 23-55-08 E for 203.71 feet to an iron pin; thence S 89-40-59 E for 185.52 feet to an iron pin, common corner of a subdivision in the name of "Property of Ruth L. Weaver"; thence along said subdivision S 29-28-38 E for 30.51 feet to an iron pin; thence S 29-28-38 E for 114.69 feet to an iron pin; thence S 34-19-35 E for 74.14 feet to an iron pin; thence S 35-53-25 E for 205.32 feet to an iron pin; thence S 36-26-41 E for 79.90 feet to an iron pin; thence S 35-27-22 E for 79.95 feet to an iron pin; thence leaving said subdivision and following the common line of Wal-Mart Parcel S 86-04-35 W for 447.62 feet to a point; thence S 35-53-25 E for 310.41 feet to a point; thence S 75-35-29 W for 166.79 feet to a point; thence N 14-24-31 W for 112.09 feet to a point; thence S 75-35-29 W for 119.00 feet to a point; thence N 14-24-31 W for 513.35 feet to a point; thence S 63-09-31 E for 88.23 feet to a point; thence N 26-50-29 E for 39.54 feet to a point; thence S 64-36-45 E for 22.34 feet to a point; thence N 76-13-53 E for 180.13 feet to an iron pin, being the True Point of Beginning.

EASEMENT PARCEL:

Together with the non-exclusive rights and benefits established pursuant to Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and WD of Greer, LLC, dated September 17, 1998, recorded in the Office of the Register of Deeds for Spartanburg County on September 23, 1998, in Book 68-P at Page 971; as affected by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 82B, Page 653; as affected by Declaration of Notice as recorded in Book 77Z, Page 54, and re-recorded in Book 78F, Page 357, all of the Spartanburg County Registry, reference being made to the records thereof for the full particulars.



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 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.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) 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", "CERTIFIED" 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, DOES 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.
- ACCESS IS GAINED THROUGH THE ENTRANCE TO WAL-MART AND PATTERSON ROAD. BOTH LEADING TO WADE HAMPTON BLVD.
- THE WETLANDS SHOWN HEREON WERE TAKEN FROM A SURVEY BY THIS FIRM PERFORMED APRIL 26, 1999. THIS FIRM DOES NOT CERTIFY TO THEIR CURRENT EXISTENCE NOR THEIR LOCATION AS OF THIS DATE.

POSSIBLE ENCROACHMENTS:

NONE OBSERVED

LAND AREA:

337,653 SQ.FT.
7.751 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON
 PLAT BOOK 142-292

ZONING INFORMATION:

SPARTANBURG CO.
 NO ZONING REGULATIONS EXIST.
 CITY OF GREER
 C-3 HIGHWAY COMMERCIAL
 FRONT = 45' FROM R/W
 SIDE = 15'
 REAR = 20'
 PROPERTY CONFORMS TO ZONING REGULATIONS
 MAX HEIGHT = 45'

PARKING INFORMATION

166 REGULAR SPACES
 4 HANDICAP SPACES
 170 SPACES TOTAL

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
 (AREAS OF MINIMAL FLOODING)
 THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 45045C0354D EFFECTIVE DATE: 12-2-2004

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. 45045C0354D, with a date of identification of 12-2-2004, in Spartanburg 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 PATTERSON ROAD, and indirect access to WADE HAMPTON BOULEVARD and Hampton Drive a dedicated public street or highway.
- The total number of striped parking spaces required by local zoning ordinance is 150, including 4 designated as handicapped spaces. The number of actual parking spaces located on the subject property is 170, including 4 designated as handicapped spaces. 2 Loading spaces are also required.
- The property described hereon is the same as the property described in FIRST AMERICAN TITLE INSURANCE COMPANY Commitment No. NCS-595466SC2NY 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.
- 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: RIVERCREST REALTY ASSOCIATES, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, GREER (HILLVIEW) WMS, LLC FKA SEAVIEW TWO ASSOCIATES, LLC 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, 6, 7, 8, 9, 10, 11, 13, 14, 16, 17, 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
 JAMES R. FREELAND
 No. 4781

LINE	LENGTH	BEARING
L1	45.00'	S 13°10'59" E
L2	42.43'	S 58°10'59" E
L3	30.51'	S 29°28'38" E
L4	114.69'	S 29°28'38" E
L5	74.14'	S 34°19'35" E
L6	79.90'	S 36°26'41" E
L7	79.95'	S 35°27'22" E
L17	22.34'	S 64°38'45" E
L18	39.54'	N 26°50'29" E
L19	88.23'	S 63°09'31" E



**WADE HAMPTON BOULEVARD ; U.S. HWY 29 ; 200' R/W
 SPEED LIMIT 55 MPH (SCDOT DOCKET # 23.650/42.745)**

- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - TBM TEMPORARY BENCHMARK
 - IPF IRON PIN SET (5/8" REBAR)
 - IFP IRON PIN FOUND
 - LAM LIMITED ACCESS
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LP LIGHT POLE
 - FL FLOOD LIGHT
 - EM ELECTRIC METER
 - EMH ELECTRIC MANHOLE
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - 3 HEAD LIGHT STANDARD
 - 4 HEAD LIGHT STANDARD
 - WM WATER VALVE
 - WIV WATER INDICATOR VALVE
 - FW FIRE HYDRANT
 - MW MONITORING WELL
 - ICV IRRIGATION CONTROL VALVE
 - RD ROOF DRAIN
 - SDM STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - CGI CATCH BASIN GRATED INLET
 - CSHG CATCH BASIN HOODED GRATE
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - SSM SANITARY SEWER MANHOLE
 - GMH GREASE MANHOLE
 - CO CLEANOUT
 - UGMKG UNDERGROUND GAS MARKER
 - GV GAS VALVE
 - GM GAS METER
 - TM TELEPHONE MANHOLE
 - TP TELEPHONE PEDESTAL
 - FOM FIBER OPTIC CABLE MARKER
 - GP GUARD POST
 - SON SIGN
 - 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
 - WL WHITE LINE
 - DWL DASHED WHITE LINE
 - YL YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - 5' CONTOUR
 - 1' CONTOUR
 - TL TREE LINE
 - SDM STORM DRAIN PIPE
 - F FENCE
 - WE WATER EASEMENT
 - SE SEWER EASEMENT

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: OF PARTY CHIEF: KR CHECKED: JCC

REF. PLAT BOOK: 142-292

REF. DEED BOOK: 772-75

TAX MAP #: 9-03-11-034.09

DATE OF SURVEY: 2-28-2013

DATE DRAWN: 3-5-2013

DRAWING NO: 64366-SHOPS

DATE OF LAST REVISION: 4-19-2013

SCALE: 1" = 60'

PLS. JAMES R. FREELAND
 No. 4781

**STATE OF SOUTH CAROLINA
 SPARTANBURG COUNTY
 CITY OF GREER**

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

EAST ADDRESS:
 14019-14041 WADE HAMPTON BOULEVARD
 GREER, SC 29651