

LEGEND:

POINT OF BEGINNING

IRON PIN FOUND

RIGHT-OF-WAY

ELECTRIC METER

WATER VALVE

FIRE HYDRANT

WATER METER

ELECTRIC MANHOLE

1 HEAD LIGHT STANDARD

2 HEAD LIGHT STANDARD

3 HEAD LIGHT STANDARD

4 HEAD LIGHT STANDARD

STORM DRAIN MANHOLE

CATCH BASIN DROP INLET

GREASE MANHOLE

TELEPHONE MANHOLE

OVERHEAD ELECTRIC LINE

SANITARY SEWER LINE

OVERHEAD TELEPHONE LINE

UNDERGROUND TELEPHONE LINE

TELEPHONE PEDESTAL

GAS METER

WHITE LINE

DONBLE JETTOM TINE

FENCE

PROPERTY LINE PER P.B. 41-74

DETAIL #1

(BENT)

DASHED WHITE LINE

STORM DRAIN PIPE

---- OT ----

--- ur ---

-- x ---

SANITARY SEWER MANHOLE

POWER POLE

IRON PIN SET (5/8" REBAR)

PARCEL DESCRIPTION

BEGINNING AT AN IRON PIN LOCATED ALONG THE NORTH RIGHT OF WAY OF CHARLOTTE HWY. (US HWY 49) BEING THE COMMON CORNER OF NATIONAL RETAIL PROPERTIES (DB. 9071-152) AND RUNNING ALONG SAID RIGHT OF WAY ALONG A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 751.31 FEET. AN ARC OF 29.51 FEET AND A CHORD OF N 46-27-49 W FOR 29.51 FEET TO AN IRON PIN: THENCE ALONG FILLMORE (DB. 13407-123) N 41-08-20 E FOR 233.63 FEET TO AN IRON PIN; THENCE N 49-30-49 W FOR 125.13 FEET TO AN IRON PIN; THENCE S 41-05-30 W FOR 231.38 FEET TO AN IRON PIN; THENCE ALONG SAID RIGHT OF WAY N 49-25-23 W FOR 561.34 FEET TO AN IRON PIN; THENCE ALONG GRACIE, LLC (DB. 8217-37) N 81-46-48 E FOR 144.89 FEET TO AN IRON PIN; THENCE N 34-50-07 E FOR 178.81 FEET TO AN IRON PIN; THENCE ALONG LAKE WYLIE CONDOMINIUMS N 81-45-19 E FOR 210.70 FEET TO AN IRON PIN; THENCE N 22-20-19 E FOR 306.91 FEET TO AN IRON PIN; THENCE ALONG THE SOUTH RIGHT OF WAY OF BROOK VIEW DRIVE S 68-24-50 E FOR 156.84 FEET TO AN IRON PIN; THENCE S 67-36-33 E FOR 162.28 FEET TO AN IRON PIN: THENCE ALONG YORK COUNTY (DB. 987-118) S 02-13-33 E FOR 275.20 FEET TO AN IRON PIN; THENCE S 26-23-01 E FOR 174.19 FEET TO AN IRON PIN; THENCE ALONG THE WEST RIGHT OF WAY OF BLUCHER CIRCLE S 27-03-04 W FOR 422.16 FEET TO AN IRON PIN: THENCE ALONG NATIONAL RETAIL N 44-36-33 W FOR 151.40 FEET TO AN IRON PIN; THENCE S 41-16-51 W FOR 174.44 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING. SAID

TRACT CONTAINS 10.346 ACRES MORE OR LESS.

TITLE DESCRIPTION

All that certain tract of land lying and being situate in Bethel Township, York County, South Carolina, fronting on South Carolina Highway # 49, and containing 26.8 acres, more particularly described as follows: Beginning at a point in the center of S.C. Hwy. No. 49, said point being N 47-39-12 W 510.13 feet from the center line of said highway and the center line of Heritage Drive, and runs thence N 42-20-48 E 33.0 feet: thence N 36-01-42 E 760.69 feet: thence S 27-00-00 E 240.16 feet to an iron; thence with contour at elevation 569.4 feet above mean sea level, U.S.G.S. datum, 1010 feet to an Iron, said iron being N 85-09-18 E 342.28 feet from the iron referred to in the previous call; thence S 2-53-27 E 326.91 feet; thence S 65-40-02 E 529.81 feet; thence S 0-35-16 E 362.83 feet; thence with the arc of a circular curve to the left, having a radius of 98.34 feet, an arc distance of 50.0 feet; thence with the arc of a circular curve to the right, having a radius of 101.28 feet, an arc distance of 108.84 feet; thence S 28-23-20 W 563.33 feet to a point in the center line of S.C. Hwy. No. 49; thence with the center line of said highway and the arc of a circular curve to the left, having a radius of 2546.48 feet, an arc distance of 326.25 feet; thence continuing with the center line of said highway N 47-39-12 S 1283.46 feet to the Beginning, containing 26.8 acres, as shown on print dated September 4. 1971, marked Catawba File No. 432, and recorded in Plat Book 41. Page 74. Office of the Clerk of Court for York County, South Caroling. Less and except from the above described tract:

1) Tract of 10.56 acres conveyed to Harold Wallace by Deed dated May 18, 1976, recorded May 19, 1976, in Deed Book 530, Page 881, Office of the Clerk of Court for York County, South Carolina.

2) Tract of .81 acre, conveyed to Mullins and Vaughn, a partnership by

3) Tract of 0.91 acre, conveyed to E.R. McCoy, III, by Deed dated October 11, 1977, recorded October 12, 1977, in Deed Book 557, Page

Deed dated August 20, 1976, recorded August 23, 1976 in Deed Book

4) Tract of one acre, conveyed to John S. Wilkerson by Deed dated April 10, 1978, recorded April 11, 1978, in Deed Book 569, Page 64.

5) All that certain tract or parcel of land lying and being situate in Bethel Township, York County, South Carolina, containing 1.86 acres and touching on South Carolina Highway No. 49, the boundaries of which are described on plat prepared by Frank B. Hicks Associates, Inc., S.C.R.L.S. No. 2418, and dated December 5, 1975, recorded in Plat Book 49, Page 118, Office of the Clerk of Court for York County, South Carolina as follows: Beginning at a point in the center line of South Carolina Highway No. 49, located N 47-39-12 W 466.33 feet from nail in cap in the center line of such highway at the intersection of such center line and the extended northern boundary of Heritage Drive of River Hills Plantation, and running thence N 36-01-42 E 760.69 feet to an existing iron pipe; thence S 27-00-00 E 240.16 feet to an iron pipe on the shoreline of Lake Wylie; thence with the shoreline of Lake Wylie S 66-11-17 W 92.24 feet; thence S 42-59-11 W 69.87 feet; thence S 56-29-02 W 77.19 feet; thence S 68-04-14 W 77.39 feet; thence S 54-51-08 W 75.16 feet; thence S 12-03-22 W 72.75 feet; thence leaving the shoreline of Lake Wylie and running along a course of S 57-05-53 W 278.54 feet to the point of beginning.

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-817316 EFFECTIVE: OCTOBER 12, 2016

Declaration of Commercial Covenants, Restrictions and Conditions by River Hills Plantation Company, Inc. as recorded in Book 518, Page(s) 279; * AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.
 Right(s) of way in favor of Southern Bell Telephone and Telegraph Company as recorded in Book 244, Page(s) 517; and Book 281, Page 436; * 10'EASEMENTS, DOCUMENT TO VAGUE TO VERIFY LOCATION AND

14. Easement for installation, operation, and maintenance of telephone lines and accessory equipment granted by Duke Power Company to Southern Bell Telephone and Telegraph Company by unrecorded instruments dated May 21, 1968 and April 14, 1966, and as described in Item (d) of Deed recorded in Book 832, Page 241; * AFFECTS PROPERTY, UNABLE TO PLOT WITH DOCUMENTS PROVIDED.

15. Right of way of South Carolina Highway Department of South Carolina Highway # 49, extending for a width of fifty (50) feet from each side of

Highway # 49, extending for a width of fifty (50) feet from each side of the centerline of said highway, granted by Crescent Land and Timber Corp. by unrecorded instrument dated March 24, 1971, and as described in Item (e) of Deed recorded in Book 832, Page 241; * CURRENT RIGHT OF WAY SHOWN HEREON.

16. Easement to flood, pond, and divert the waters of Lake Wylie up to 580.0 feet above mean sea level, U.S.G.S. datum, reserved by Duke Power

580.0 feet above mean sea level, U.S.G.S. datum, reserved by Duke Powe Company in Deed to Crescent Land and Timber Corporation dated May 1, 1969 as recorded in Book 397, Page(s) 361; * UNABLE TO DETERMINE AFFECTS ON SUBJECT PROPERTY.

17. Easement for ingress and egress to and from Lake Wylie over all existing roads or suitable substitute roads, reserved by Duke Power Company in Deed to Crescent Land and Timber Corporation dated May 1, 1969 as recorded in Book 397, Page(s) 361; * AFFECTS, ACCESS POINTS SHOWN HEREON.

18. Right of way reserved by Crescent Land and Timber Corp. for benefit of its invitees, employees, successors, and assigns, over all existing roads and reasonable substitute roads, leading from its lands to South Carolina Highway # 49 and other public roads, as set forth in a certain recorded Agreement of Sale, Lease and Option, dated October 1, 1971, executed between Crescent Land and Timber Corp., as Seller, and River Hills Plantation Company, as Purchaser. The aforegoing easement also is reserved by Crescent Land and Timber Corp. in Deed to River Hills Plantation Company, Inc. dated December 28, 1971 as recorded in Book 430, Page(s) 395; * AFFECTS, ACCESS POINTS SHOWN HEREON.

Book 41, Page(s) 74; Book 62, Page 11; and Book 110, Page 127, * RIGHT OF WAY AND SETBACKS SHOWN HEREON.

23. Right of Way Easement(s) in favor of Southern Bell Telephone and

22. Easements, Setback Lines and any other facts shown on that Plat in

23. Right of Way Easement(s) in favor of Southern Bell Telephone and Telegraph Company as recorded in Book 340, Page 256; * AFFECTS AS SHOWN HEREON.
24. Easement and Restrictive Covenant contained in Deed as recorded in Book 627, Page(s) 32; * AFFECTS AS SHOWN HEREON.

25. Water, Sewer and Access Easements by Lake Wylie Properties and Lake Wylie Plaza Associates as recorded in Book 624, Page(s) 375; ACCESS AFFECTS AS SHOWN HEREON, SEWER AND WATER EASEMENTS NOT SHOWN DUE TO ILLEGIBLE DOCUMENTS.

26. General Easement(s) in favor of Rock Hill Telephone Company as recorded in Book 11158, Page 205; AFFECTS AS SHOWN HEREON.

30. Easement(s) in favor of Duke Energy Carolinas, LLC as recorded in Book 15231, Page(s) 260; * AFFECTS AS SHOWN

31. Easement Agreement for Sanitary Sewer by and between Lake Wylie (Lake Wylie) SSR, LLC and Dwayne and Tammy Black as recorded in Book 14697, Page(s) 20; * AFFECTS AS SHOWN

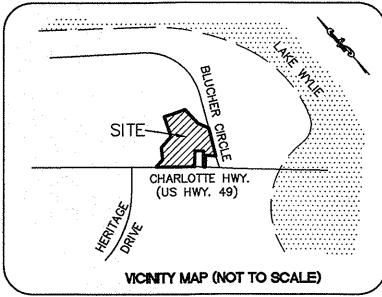
CERTIFICATE:

To: LAKE WYLIE (LAKE WYLIE) SSR, LLC., RIVERCREST REALTY, LLC & FIRST AMERICAN TITLE INSURANCE COMPANY, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR—IN—INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, IN ITS CAPACITY AS TRUSTEE, FOR THE REGISTERED HOLDERS OF BEAR STEARNS COMMERCIAL MORTGAGE SECURITIES INC., COMMERCIAL MORTGAGE PASS—THROUGH CERTIFICATES, SERIES 2006_PWR14, its successors and/or 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, 7B1, 7C, 8, 9, 10A, 11A, 11B, 13, 14, 16, 17, AND 18 of Table A thereof. The field work was completed on 8—14—2013.

Date of Plat or Map: 8—19—2013.

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

DESIGNATED FLOOD HAZARD AREA.

REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN, THIS PROPERTY IS NOT LOCATED WITHIN A

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

5.) 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.

6.) THE FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE FOR FLOOR STEP UP OR DOWN ONLY. THEY ARE NOT RELEVANT TO ANY KNOWN ELEVATION.

7.) CONTOURS TAKEN FROM YORK COUNTY GIS.

8.) THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-624314 DATED AUGUST 13, 2013 AS ALSO SHOWN HEREON AS "TITLE DESCRIPTION".

SITE ADDRESS: 4052 CHARLOTTE HIGHWAY LAKE WYLIE, SC

POSSIBLE PROJECTIONS:

CURB ON WESTERN SIDE OF PROPERTY BUILDING, TANK AND FENCE ON EASTERN SIDE OF PROPERTY

> LAND AREA: 450,735 SQ.FT. 10.346 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON PLAT BOOK 41-74



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: CF PARTY CHIEF: WD CHECKED: JCC

REF. PLAT BOOK: 41-74

REF. DEED BOOK: 13840-43

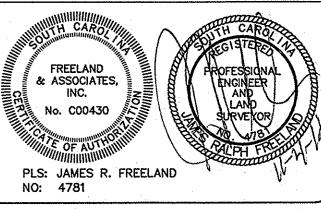
TAX MAP : 5760000002

DATE OF SURVEY: 10-12-2016

DATE DRAWN: 10-13-2016
DRAWING NO: 67666

DATE OF LAST REVISION:

50' 100' SCALE: 1" = 50'



STATE OF SOUTH CAROLINA YORK COUNTY

ALTA/ACSM LAND TITLE
SURVEY FOR
LAKE WYLIE (LAKE WYLIE)
SSR, LLC