

LAND AREA:
565,137 SQ.FT
12.973 ACRES

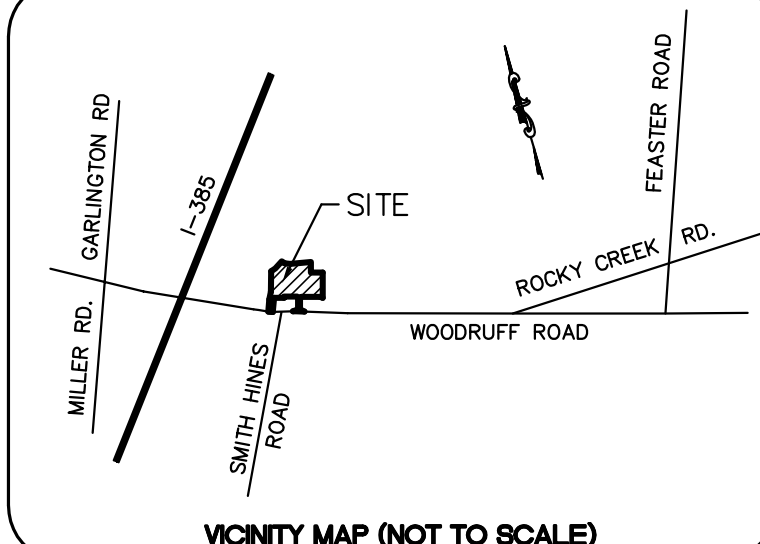
ZONING INFORMATION:
ZONED: C-2 COMMERCIAL
SETBACK LINE:
FRONT: 25'
SIDE: 0'
BACK: 20'
MAXIMUM BUILDING HEIGHT: 45'

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. 45045C0408E EFFECTIVE DATE: 8-18-2014.

CERTIFICATE:
TO: GREENVILLE (WOODRUFF) WMB, LLC, GOLDMAN SACHS MORTGAGE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 6b, 7a, 7b, 7c, 8, 9, 10a, 11b, 13, 14, 16-19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 10-28-2015.
THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT # 3020-7603232C2
JAMES R. FREELAND, PLS# 4781

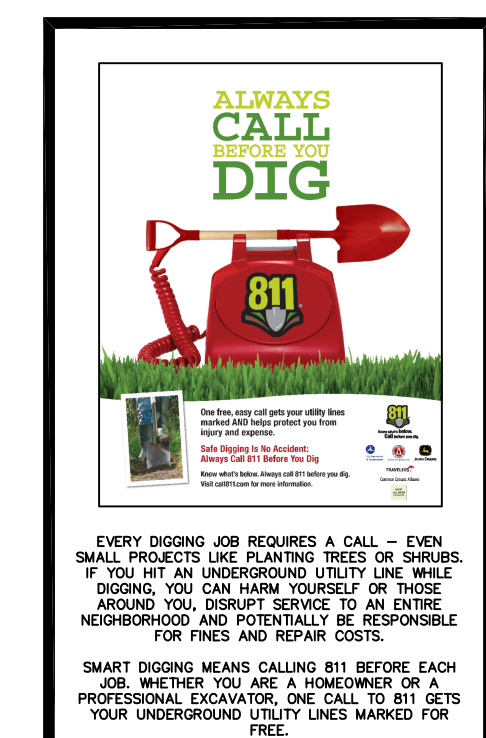
TITLE EXCEPTIONS:

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-7603332C2 EFFECTIVE: NOVEMBER 4, 2015
- Declaration by and between E & A Portfolio Limited Partnership and L&W of Greenville, LLC as recorded in Book 1850, Page(s) 118. * AFFECTS AS SHOWN ON SURVEY.
- Easements with Covenants and Restrictions Affecting Land ("ECR") between Wal-Mart Real Estate Business Trust and L&W of Greenville, LLC as recorded in Book 1739, Page(s) 538, as affected by Declaration of Notice recorded in Book 1817, Page 876, as affected by Notice Statement recorded in Book 1769, Page 885 and Notice Statement by Acquiring Party recorded in Book 1850, Page 155; * AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT, BLANKET EASEMENTS.
- Agreement by and between Spade's Restaurants, Inc. and T. Water Broshier as recorded in Book 1420, Page(s) 446; * DOES NOT AFFECT SUBJECT PROPERTY
- Easement Agreement by and between L&W of Greenville, LLC and Leonard A. Dobson as recorded in Book 1678, Page(s) 578; * AFFECTS WESTERN DRIVE AS SHOWN ON SURVEY.
- Agreement by and between L&W of Greenville, LLC and General Electric Company as recorded in Book 1678, Page(s) 590; * MONITORING WELL EASEMENT AGREEMENT AFFECTS AS SHOWN.
- Dedication and Conveyance of Sanitary Sewer Line and Easement to the Metropolitan Sewer Sub-district as recorded in Book 1746, Page(s) 996; * DOES NOT AFFECT.
- Dedication and Conveyance of Sanitary Sewer Line and Easement to the Metropolitan Sewer Sub-district as recorded in Book 2023, Page(s) 1139; * AFFECTS AS SHOWN HEREON.
- Dedication and Conveyance of Sanitary Sewer Line and Easement to the Metropolitan Sewer Sub-district as recorded in Book 1612, Page(s) 1940; * DRAINAGE EASEMENT AFFECTS AS SHOWN ON SURVEY.
- Easement(s) in favor of Commissioners of Public Works of the City of Greenville as recorded in Book 1748, Page(s) 307; * AFFECTS SUBJECT PROPERTY AS TO GRANT INGRESS AND EGRESS TO WATERLINE SHOWN HEREON, BLANKET IN NATURE.
- Right-of-way Easement in favor of Laurens Electric Cooperative, Inc. as recorded in Book 1769, Page(s) 656; * AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.
- Easement for Underground Power Lines in favor of Laurens Electric Cooperative, Inc. as recorded in Book 1769, Page(s) 657; * AFFECTS AS SHOWN ON SURVEY.
- Memorandum of Lease by and between E&A Southeast Limited Partnership, Lessor, and The Duke Corporation, Lessee, recorded in Book 2058, Page 1920, of the Greenville County Registry, reference being made to the records thereof for the full particulars. * DOES NOT AFFECT.
- Temporary Construction Easement and Access and Maintenance Easement Agreement by and between Greenville (Woodruff) WMB, LLC and Chick-Fil-A, Inc. as recorded in Book 2456, Page(s) 2079; * AFFECTS AS SHOWN HEREON.
- Easement(s) in favor of Duke Power Company as recorded in Book 1288, Page(s) 785 of the Greenville County Registry, reference being made to the records thereof for the full particulars. * DOES NOT AFFECT.
- Easement Agreement by and between T. Water Broshier and General Electric Company as recorded in Book 1466, Page(s) 908; * DOES NOT AFFECT SUBJECT PROPERTY.
- Right(s) of way Easement in favor of Laurens Electric Cooperative, Inc. as recorded in Book 1455, Page(s) 504; * DOES NOT AFFECT SUBJECT PROPERTY.
- Easement for ingress and egress referenced in Deed as recorded in Book 1612, Page(s) 1835; * DOES NOT AFFECT.
- Easement(s) in favor of State Rural Electrification Authority as recorded in Book 198, Page(s) 40 and Book 204, Page 73; * AFFECTS AS SHOWN ON SURVEY.
- Matters shown on these Plats recorded in Plat Book 15-A, Page 28, Plat Book 30-C, Page 16, Plat Book 34, Page 10, Plat Book 35-84, Page 100, Plat Book 35-Y, Page 1, Plat Book 36-V, Page 20-21 and Plat Book 40-H, Page 74A&B; DOCUMENTS TO SHOW OTHER THAN ITEMS COVERED UNDER OTHER RECORDED.
- Title to that portion of the land within the bounds of burial grounds, together with rights of access thereto and referenced in Deed as recorded in Book 721, Page(s) 325; * UNABLE TO VERIFY LOCATION OF PROPERTY, NO VISIBLE GRAVEYARD WAS SEEN AT THE TIME OF THE SURVEY.
- Use Restriction(s) contained in Deeds as recorded in Book 1314, Page(s) 237 and Book 1678, Page 267; * AFFECTS, NOTHING TO PLOT.
- Easement referenced in Deed recorded in Book 1760, Page(s) 406; * DOES NOT AFFECT.
- Easement(s) in favor of Southern Bell Telephone & Telegraph Company as recorded in Book 565, Page(s) 26; * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS OR LOCATION.
- Short Term Lease by and between L&W of Greenville, LLC, Lessor, and Wal-Mart Real Estate Business Trust, Lessee, recorded in Book 1739, Page 558 as assigned by Assignment of Lease recorded in Book 1769, Page 680, of the Greenville County Registry, reference being made to the records thereof for the full particulars. * DOES NOT AFFECT.



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 STANDARD 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 PLANNING AND ZONING RESOURCE COMPANY BEARING PZR SITE # 89451-2.
- THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT FILE NO. 3020-7603332C2 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF 11-4-2015, AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT APPEAR FROM PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, WITHOUT ANY GAPS OR GORES.
- 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 UNDISCOVERED ENCROACHMENTS ON THE SUBJECT PROPERTY OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY, WITHOUT ANY GAPS OR GORES.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.
- THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO S.C. HIGHWAY 146 (A/K/A WOODRUFF ROAD), A DEDICATED PUBLIC RIGHT OF WAY.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 246, INCLUDING 0 DESIGNATED AS HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 470, INCLUDING 15 DESIGNATED AS HANDICAPPED SPACES.
- THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT SHOWN ON PLAT BOOK 36V-21 LESS AND EXCEPT RW TO SCOTT, AND IS ALSO THE SAME AS THAT DESCRIBED IN DB. 2190-1395.
- ALL UTILITY LINES CROSSING THE N, E AND S BOUNDARY LINES NOT LABELED WITH COUNTY RECORDING DATA ARE ALLOWED UNDER THE ECR RECORDED IN DB. 1739-538.
- THE FEE PARCEL AND THE EASEMENT PARCEL DESCRIBED UNDER TITLE DESCRIPTION ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARY LINES.



SURVEY DESCRIPTION:

BEGINNING at an iron pin on the northern edge of the right-of-way of Woodruff Road at the southeastern corner of property now or formerly belonging to Kohl's Department Stores (DB. 1923-1601 and running thence along said property, N 20°56'40" E for 211.76 feet to an iron pin in N 27°29'12" E for 143.24 feet to an iron pin; thence N 16°21'27" E for 371.94 feet to an iron pin; thence N 69°37'06" E for 96.38 feet to an iron pin; thence N 58°02'51" E for 172.14 feet to an iron pin in the line of property now or formerly belonging to General Electric Company, thence along the line of property now or formerly belonging to General Electric Company, the following courses and distances: N 52°34'44" W for 45.81 feet to an iron pin; thence N 73°38'33" W for 347.49 feet to an iron pin; thence N 73°38'33" W for 347.49 feet to an iron pin; thence S 16°19'55" W for 188.45 feet to an iron pin; thence S 16°20'19" W for 458.47 feet to an iron pin at the corner of Ryan's Family Steak House (DB 1774-186), thence along the line of Ryan's Family Steak House (DB 1774-186), the following courses and distances: N 52°34'44" W for 45.81 feet to an iron pin; thence N 73°38'33" W for 347.49 feet to an iron pin; thence S 16°21'27" W for 212.67 feet to an iron pin; thence N 76°07'29" W for 56.75 feet to an iron pin, common corner with Chick-Fil-A; thence along the line of Chick-Fil-A N 85°01'59" E for 98.47 feet to an iron pin; thence N 16°21'27" W for 210.96 feet to an iron pin; thence N 28°38'33" W for 28.28 feet to an iron pin; thence N 73°38'33" W for 347.49 feet to an iron pin; thence N 73°38'33" W for 347.49 feet to an iron pin; thence S 16°19'55" W for 188.45 feet to an iron pin; thence S 16°20'19" W for 458.47 feet to an iron pin at the northeastern corner of property now or formerly belonging to Net Lease Funding (DB 2136-1548) thence along said property N 73°13'51" W for 181.55 feet to an "X" in concrete; thence S 20°57'23" W for 250.50 feet to an iron pin on the edge of the right-of-way of Woodruff Road; thence with Woodruff Road and a curve to the right having a radius of 4897.71 feet, an arc length of 80.00 feet and a chord bearing and distance of N 67°55'03" E for 80.00 feet to an iron pin being the Point of Beginning. Said tract contains 565,137 SQ. FT. or 12,973 acres more or less.

TITLE DESCRIPTION:

PARCEL I:
That certain parcel of land, with improvements thereon, situated in Greenville County, South Carolina, being shown and designated as Shops Parcel containing 12,977 acres on Survey for The National Bank of South Carolina, First American Title Insurance Company d/b/a Portfolio Limited Partnership prepared by Freeland & Associates, Inc. dated April 27, 1999, last revised, last revised June 29, 1999, said plat being incorporated herein by reference, said property being more particularly described as follows:
Beginning at a nail on the northern edge of the right-of-way of Woodruff Road at the southeastern corner of property now or formerly belonging to Leonard A. Dobson (Deed Book 1502 at Page 615) and running thence along the said property, N 20°43'40" E for 211.76 feet to an iron pin; thence along the line of property designated as "Future Development", the following courses and distances: N 27°16'12" E for 143.24 feet to an iron pin; N 16°08'27" E for 371.94 feet to an iron pin; N 69°24'06" E for 96.38 feet to an iron pin; and N 57°49'51" E for 172.14 feet to an iron pin in the line of property now or formerly belonging to General Electric Company, thence along the line of property now or formerly belonging to General Electric Company, the following courses and distances: S 38°00'55" E for 64.71 feet to an iron pin; S 67°25'39" E for 104.52 feet to an iron pin; S 52°34'44" W for 45.81 feet to an iron pin; S 61°08'27" W for 28.28 feet to an iron pin; S 48°03'50" E for 89.54 feet to an iron pin; S 71°04'12" W for 150.83 feet to an iron pin; S 76°21'25" W for 56.75 feet to an iron pin; S 47°50'50" E for 89.47 feet to an iron pin; S 28°38'33" W for 28.28 feet to an iron pin; S 16°19'55" W for 188.45 feet to an iron pin; S 16°20'19" W for 458.47 feet to an iron pin at the northeastern corner of property now or formerly belonging to D.R. Holdings, LP; thence along the line of said property, N 73°22'26" W for 181.31 feet to an iron pin; thence continuing along the line of said property, S 16°08'27" W for 458.52 feet to an iron pin at the corner of Outparcel 2; thence along the line of Outparcel 2, the following courses and distances: N 52°47'44" W for 45.81 feet to an iron pin; thence continuing along the northern edge of the right-of-way of Woodruff Road, N 76°21'25" W for 56.75 feet to an iron pin, common corner with Outparcel 1; thence along the line of Outparcel 1, the following courses and distances: N 84°48'59" E for 98.47 feet to an iron pin; thence S 16°08'27" W for 210.96 feet to an iron pin on the northern edge of the right-of-way of Woodruff Road; thence along the northern edge of the right-of-way of Woodruff Road N 71°04'12" W for 150.83 feet to an iron pin; thence continuing along the northern edge of the right-of-way of Woodruff Road, N 76°21'25" W for 56.75 feet to an iron pin; thence continuing along the northern edge of the right-of-way of Woodruff Road, N 76°21'25" W for 56.75 feet to an iron pin, common corner with Outparcel 1; thence along the line of Outparcel 1, the following courses and distances: N 84°48'59" E for 98.47 feet to an iron pin; thence S 16°08'27" W for 210.96 feet to an iron pin on the northern edge of the right-of-way of Woodruff Road; thence along the northern edge of the new right-of-way of Woodruff Road, thence with Woodruff Road, with a curve to the right having the following data: chord of N 68°08'03" W (shown in reverse on plot) for 80.00 feet, radius of 4897.71 feet, arc of 80.00 feet to an iron pin, being the Point of Beginning.

PARCEL II: Together with the non-exclusive, beneficial easements as set forth under that certain Easements with Covenants and Restrictions Affecting Land ("ECR") between Wal-Mart Real Estate Business Trust and L&W of Greenville, LLC as recorded in Book 1739, Page(s) 538.

PARCEL III: Together with the non-exclusive, beneficial easements as set forth under that certain Agreement by and between L&W of Greenville, LLC and General Electric Company as recorded in Book 1678, Page(s) 590 of the Greenville County Registry.

LINE TABLE (RECORD)

LINE	LENGTH	BEARING
L1	64.71'	S 38°00'55" E
L2	104.52'	S 67°25'39" E
L3	45.81'	N 52°34'44" W
L4	28.28'	S 61°08'27" W
L5	89.54'	S 48°03'50" E
L6	150.83'	N 71°04'12" W
L7	56.75'	N 76°21'25" W
L8	98.47'	N 84°48'59" E
L9	28.28'	N 28°38'33" W
L10	24.20'	S 16°38'14" W
L11	143.24'	N 27°16'12" E
L12	96.38'	N 69°24'06" E

LINE TABLE (MEASURED)

LINE	LENGTH	BEARING
L1	64.71'	S 37°47'56" E
L2	104.52'	S 67°12'39" E
L3	45.81'	N 52°34'44" W
L4	28.28'	N 61°21'27" W
L5	89.54'	S 47°50'50" E
L6	150.83'	N 70°51'12" W
L7	56.75'	N 76°07'29" W
L8	98.47'	N 85°01'59" E
L9	28.28'	N 28°38'33" W
L10	23.97'	S 16°09'40" W
L11	143.24'	N 27°29'12" E
L12	96.38'	N 69°37'06" E

CURVE TABLE (RECORD)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4897.71'	80.00'		80.00'	N 68°08'03" W	

CURVE TABLE (MEASURED)

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4897.71'	80.00'	40.00'	80.00'	N 67°55'03" W	0°56'09"

WOODRUFF ROAD
SC HIGHWAY # 146
SPEED LIMIT 45 MPH
ASPHALT GOOD CONDITION
VARIABLE WIDTH PUBLIC
RIGHT-OF-WAY

PARKING INFORMATION:
455 REGULAR SPACES
15 HANDICAP SPACES
470 SPACES TOTAL
REQUIRED SPACES 3 SP PER 1000'
REQUIRED TOTAL SPACES 246

- LEGEND:
- POINT OF BEGINNING
 - POINT OF COMMENCEMENT
 - NEW IRON PIN (5/8" REBAR)
 - EXISTING IRON PIN
 - RIGHT-OF-WAY
 - POWER POLE
 - LIGHT POLE
 - ELECTRIC METER
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - 3 HEAD LIGHT STANDARD
 - 4 HEAD LIGHT STANDARD
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - CLEANOUT
 - GAS VALVE
 - GAS METER
 - TELEPHONE PEDESTAL
 - FIBER OPTIC CABLE MARKER
 - GUARD POST
 - SIGN
 - OVERHEAD ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
 - STORM DRAIN PIPE
 - FENCE
 - MONITORING WELL

