

- LEGEND:**
- IPS IRON PIN SET (5/8" REBAR)
 - IPF IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - POWER POLE
 - LIGHT POLE
 - FLOOD LIGHT
 - ELECTRIC METER
 - 1 HEAD LIGHT STANDARD
 - 2 HEAD LIGHT STANDARD
 - WATER VALVE
 - WATER METER
 - PRESSURE INDICATOR VALVE
 - FIRE HYDRANT
 - IRRIGATION CONTROL VALVE
 - SDMH STORM DRAIN MANHOLE
 - CBI CATCH BASIN INLET
 - CBI CATCH BASIN DROP INLET
 - SSMH SANITARY SEWER MANHOLE
 - CO CLEANOUT
 - GV GAS VALVE
 - GM GAS METER
 - T-PED TELEPHONE PEDESTAL
 - FOCAMR FIBER OPTIC CABLE MARKER
 - GUARD POST
 - SIGN
 - OE OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - UC GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - YELLOW LINE
 - DOUBLE YELLOW LINE
 - FENCE

ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, LLC, SC-LEXINGTON PAVILION-ORX, LLC, BARCLAYS CAPITAL REAL ESTATE INC., together with its successors and assigns AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13, 14, & 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1-8-2019.

DATE OF PLAT OR MAP: 1-9-2019

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # 3020-942133).

JAMES R. FREELAND, P.E.
REGISTRATION/LICENSE NUMBER: 4781

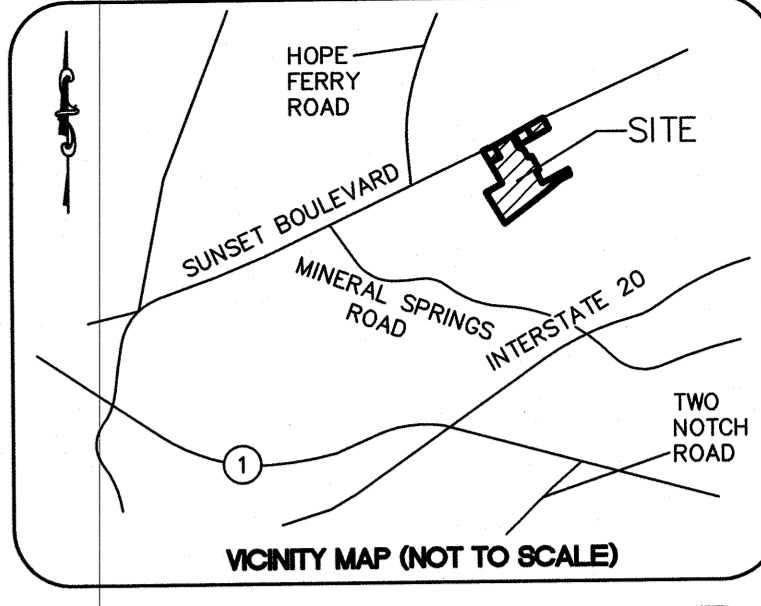
LINE	LENGTH	BEARING
L1(M&R)	12.00'	S 27°51'18" E
L2(M)	107.69'	N 62°06'04" E
L3(M)	95.86'	S 73°10'46" E
L4(M)	70.00'	N 62°06'55" E
L5(M)	76.50'	S 27°53'05" E
L6(M)	3.05'	N 62°06'55" E
L7(M)	200.00'	S 27°53'05" E
L8(M)	64.94'	S 61°58'07" W
L9	208.91'	S 27°55'03" E
L11(M)	14.11'	S 17°08'34" W
L12(M&R)	239.24'	S 27°53'05" E
L13(M)	205.89'	S 62°04'49" W
L14	15.00'	N 27°53'05" W
L15	42.64'	N 62°03'41" E
L16	15.00'	S 27°56'19" E
L17	42.65'	S 62°03'41" W
L18	11.69'	N 27°53'05" W
L19	11.96'	S 27°55'03" E
L20	209.91'	S 27°53'05" W
L21	12.50'	S 27°53'39" E
L22	332.98'	S 62°03'41" W
L23	15.00'	N 27°56'19" W
L24	71.35'	S 62°10'14" E
L25	71.36'	N 62°10'14" E
L26	15.00'	S 27°53'05" E
L27(M)	292.89'	N 62°10'14" E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	7639.40'	28.69'	14.35'	28.69'	S 61°40'21" W	0°12'55"

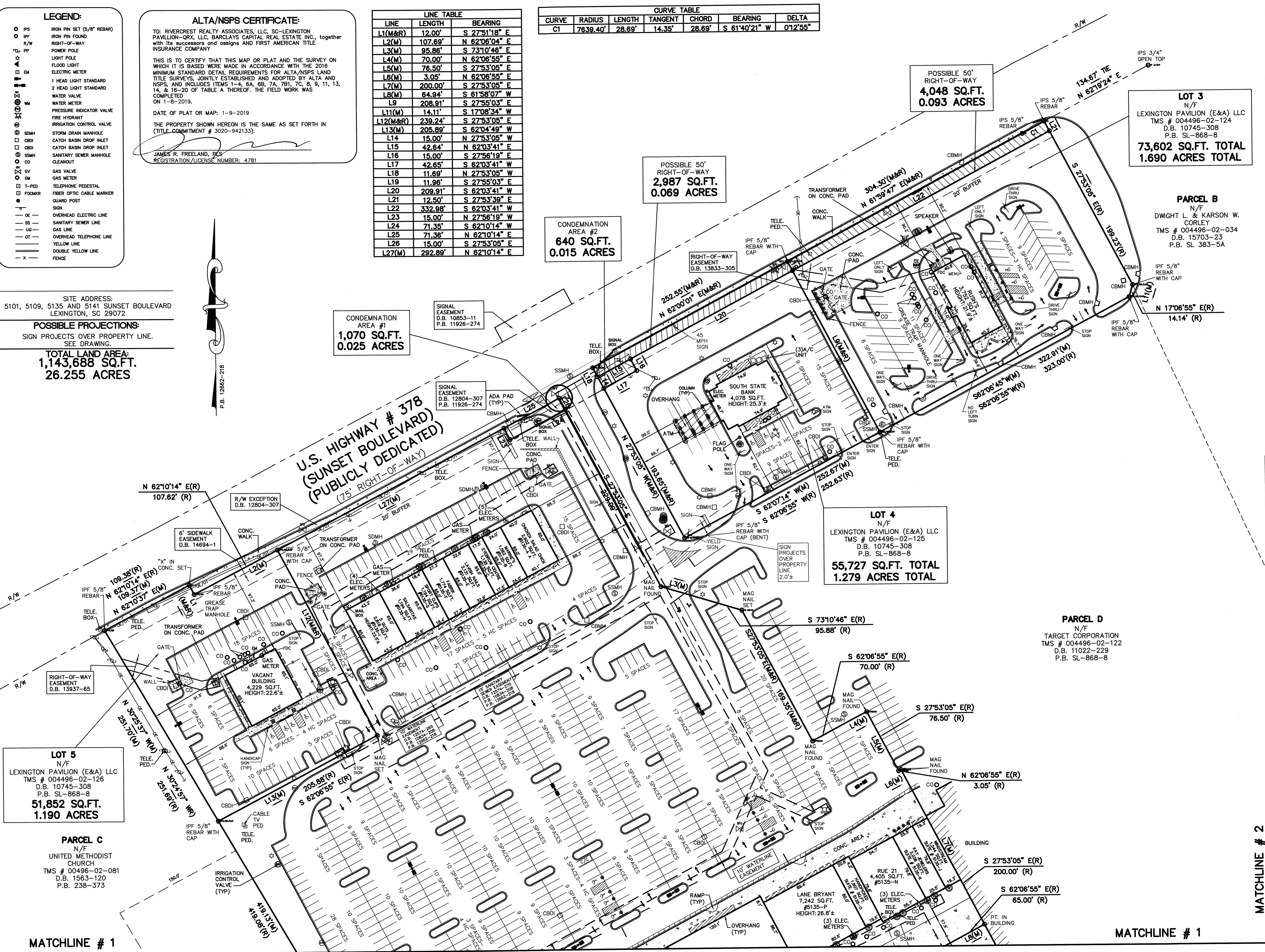
SITE ADDRESS:
5101, 5109, 5135 AND 5141 SUNSET BOULEVARD
LEXINGTON, SC 29072

POSSIBLE PROJECTIONS:
SIGN PROJECTS OVER PROPERTY LINE.
SEE DRAWING.

TOTAL LAND AREA:
1,143,688 SQ.FT.
26.255 ACRES



- 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", "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 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.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-942133 WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 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 ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON 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.
 - NO VISIBLE EVIDENCE OF RECENT EARTH MOVING AT THE TIME OF SURVEY.
 - SURVEYOR IS NOT AWARE OF ANY FUTURE RIGHT OF WAY CHANGES AND NO VISIBLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION.
 - NO VISIBLE EVIDENCE OF WETLANDS DELINEATION AT THE TIME OF SURVEY.
 - ZONING PROVIDED BY PZR, DATED 2-5-2019, PZR SITE NUMBER 126708-1.
 - THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-942133 WITH AN EFFECTIVE DATE OF JANUARY 9, 2019 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 ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON SUBJECT PROPERTY.
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CONDEMNATION AREA #1
1,070 SQ.FT.
0.025 ACRES

CONDEMNATION AREA #2
640 SQ.FT.
0.015 ACRES

POSSIBLE 50' RIGHT-OF-WAY
2,987 SQ.FT.
0.069 ACRES

POSSIBLE 50' RIGHT-OF-WAY
4,048 SQ.FT.
0.093 ACRES

LOT 3
N/F
LEXINGTON PAVILION (E&A) LLC
TMS # 004496-02-124
D.B. 10745-308
P.B. SL-868-8
73,602 SQ.FT. TOTAL
1.690 ACRES TOTAL

PARCEL B
N/F
DWIGHT L. & KARSON W. CORLEY
TMS # 004496-02-034
D.B. 15703-23
P.B. SL 383-5A

LOT 4
N/F
LEXINGTON PAVILION (E&A) LLC
TMS # 004496-02-125
D.B. 10745-308
P.B. SL-868-8
55,727 SQ.FT. TOTAL
1.279 ACRES TOTAL

PARCEL D
N/F
TARGET CORPORATION
TMS # 004496-02-122
D.B. 11022-229
P.B. SL-868-8

LOT 5
N/F
LEXINGTON PAVILION (E&A) LLC
TMS # 004496-02-126
D.B. 10745-308
P.B. SL-868-8
51,852 SQ.FT.
1.190 ACRES

PARCEL C
N/F
UNITED METHODIST CHURCH
TMS # 00496-02-081
D.B. 1563-120
P.B. 238-373

MATCHLINE # 2

MATCHLINE # 1

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

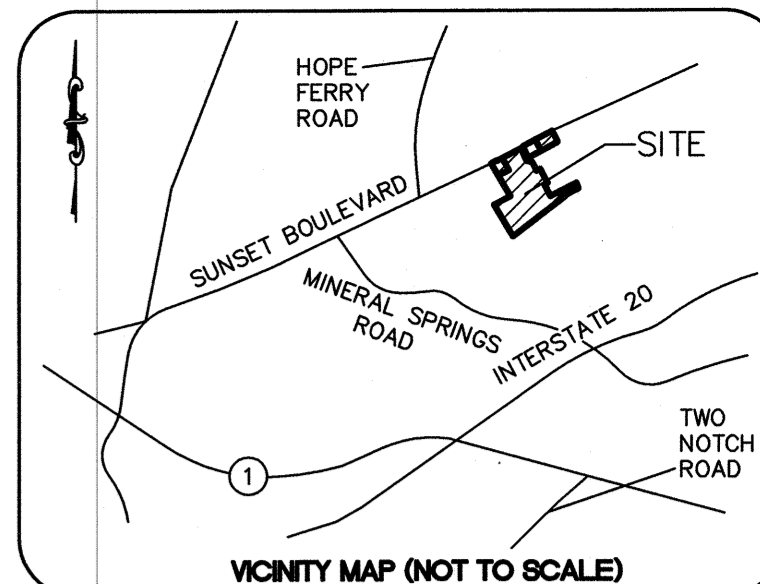
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REF. PLAT BOOK: 868-8; 12662-218
REF. DEED BOOK: 10745-308
TAX MAP #: 004496-02-124; 123; 125; 126
DATE OF SURVEY: 1-5-2019
DATE DRAWN: 1-9-2019
DRAWING NO: 70646
DATE OF LAST REVISION:

0' 50' 100' 150'
SCALE: 1" = 50'

PLS: JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
LEXINGTON COUNTY
TOWN OF LEXINGTON

ALTA/NSPS LAND TITLE SURVEY FOR RIVERCREST REALTY ASSOCIATES, LLC



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.
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- NO VISIBLE EVIDENCE OF WETLANDS DELINEATION AT THE TIME OF SURVEY.
- ZONING PROVIDED BY PZR, DATED 2-5-2019, PZR SITE NUMBER 128708-1.

SITE ADDRESS:
5101, 5109, 5135 AND 5141 SUNSET BOULEVARD
LEXINGTON, SC 29072

POSSIBLE PROJECTIONS:
SIGN PROJECTS OVER PROPERTY LINE.
SEE DRAWING.

TOTAL LAND AREA:
1,143,688 SQ.FT.
26.255 ACRES

FREELAND
SURVEYORS • ENGINEERS

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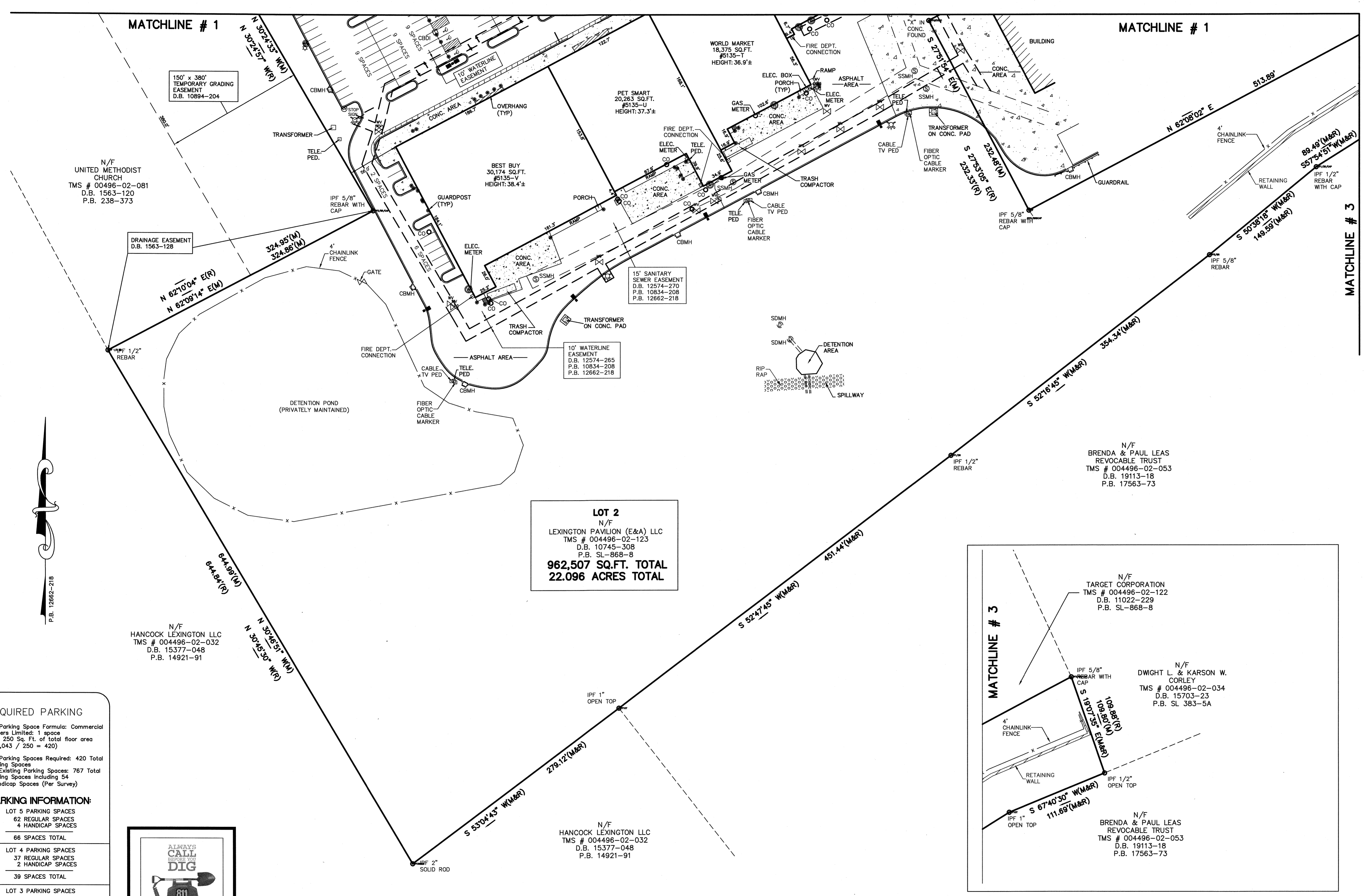
DRAWN:	CF	PARTY CHIEF:	CG	CHECKED:	JCC
REF. PLAT BOOK:	868-8;	1262-218			
REF. DEED BOOK:	10745-308				
TAX MAP:	004496-02-124;	123;	125;	126	
DATE OF SURVEY:	1-5-2019				
DATE DRAWN:	1-9-2019				
DRAWING NO:	70646				
DATE OF LAST REVISION:					

SCALE: 1" = 50'

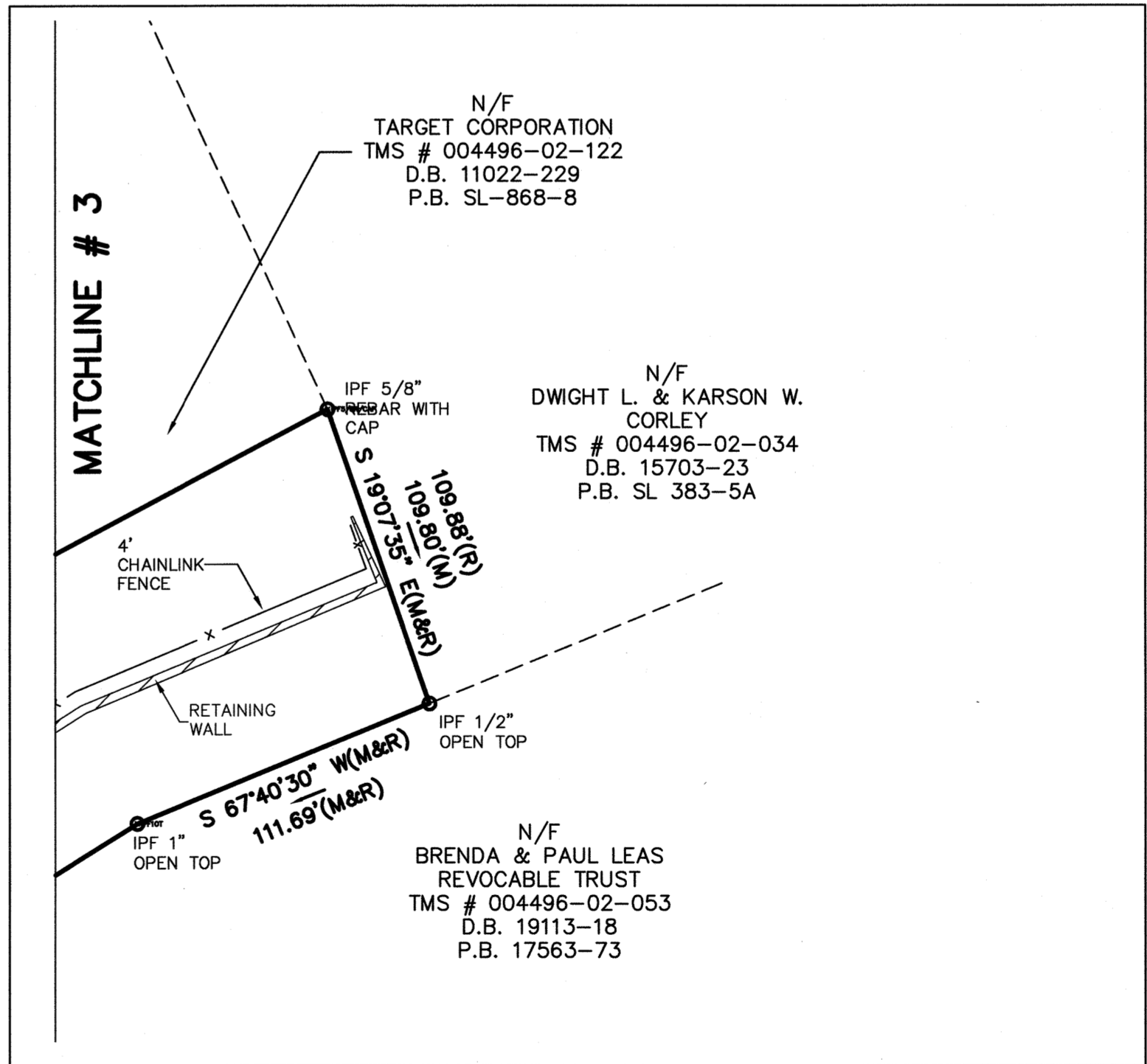
PLS. JAMES R. FREELAND
NO. 4781

STATE OF SOUTH CAROLINA
LEXINGTON COUNTY
TOWN OF LEXINGTON

**ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC**



LOT 2
N/F
LEXINGTON PAVILION (E&A) LLC
TMS # 004496-02-123
D.B. 10745-308
P.B. SL-868-8
962,507 SQ.FT. TOTAL
22.096 ACRES TOTAL



FLOOD INFORMATION:
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
PER NFIP FIRM COMMUNITY PANEL NO. 4508301351
EFFECTIVE DATE: 7-5-2018

ZONING INFORMATION:
ZONED: GC (GENERAL COMMERCIAL)
SETBACK LINE:
30' ALONG US HWY #378
5' BETWEEN ADJOINING USES
BUILDING HEIGHT:
HEIGHT-DISTANCE FROM PROPERTY LINE x 3/1 HEIGHT RATION + 30'.
420 TOTAL PARKING SPACES REQUIRED

REQUIRED PARKING

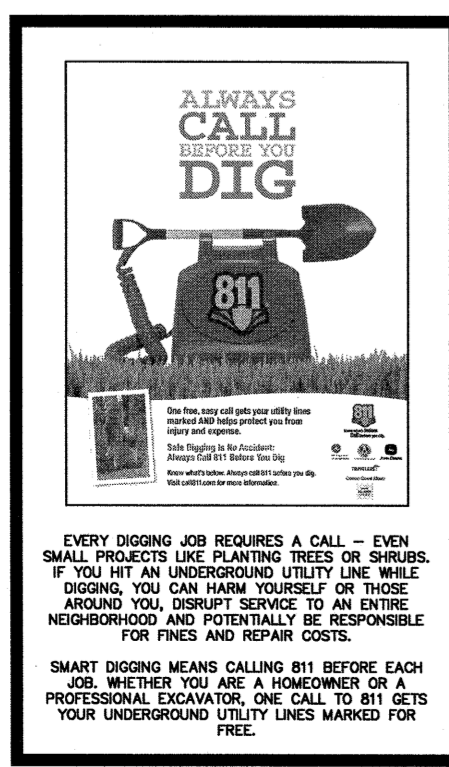
a. Parking Space Formula: Commercial Centers Limited: 1 space per 250 Sq. Ft. of total floor area (105,043 / 250 = 420)

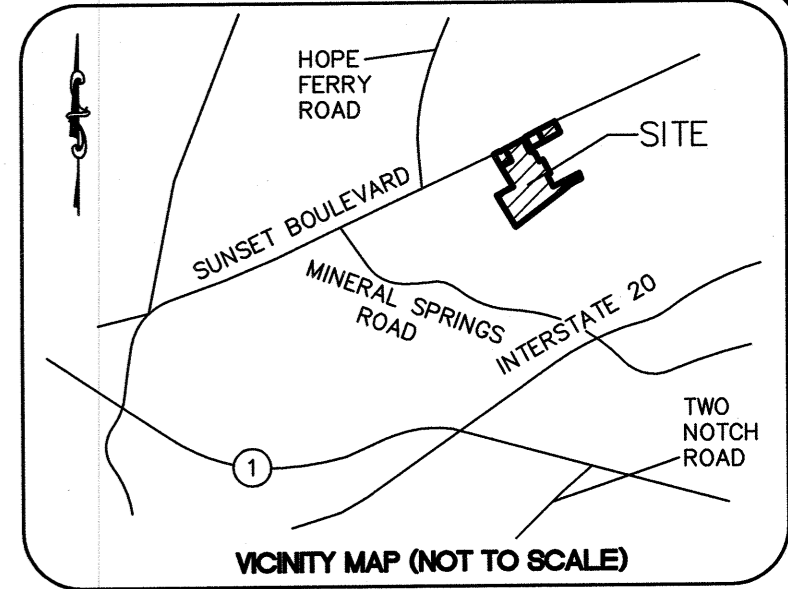
b. Parking Spaces Required: 420 Total Parking Spaces

c. Existing Parking Spaces: 767 Total Parking Spaces including 54 Handicap Spaces (Per Survey)

PARKING INFORMATION:

LOT 5 PARKING SPACES	62 REGULAR SPACES	4 HANDICAP SPACES	66 SPACES TOTAL
LOT 4 PARKING SPACES	37 REGULAR SPACES	2 HANDICAP SPACES	39 SPACES TOTAL
LOT 3 PARKING SPACES	49 REGULAR SPACES	3 HANDICAP SPACES	52 SPACES TOTAL
LOT 2 PARKING SPACES	592 REGULAR SPACES	18 HANDICAP SPACES	610 SPACES TOTAL
TOTAL PARKING SPACES	740 REGULAR SPACES	27 HANDICAP SPACES	767 SPACES TOTAL





VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

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- 9.) SURVEYOR IS NOT AWARE OF ANY FUTURE RIGHT OF WAY CHANGES AND NO VISIBLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION.
- 10.) NO VISIBLE EVIDENCE OF WETLANDS DELINEATION AT THE TIME OF SURVEY.
- 11.) ZONING PROVIDED BY PZR, DATED 2-5-2019, PZR SITE NUMBER 126708-1.

SITE ADDRESS:
5101, 5109, 5135 AND 5141 SUNSET BOULEVARD
LEXINGTON, SC 29072



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: CG CHECKED: JCC

REF. PLAT BOOK: 868-8; 12662-218

REF. DEED BOOK: 10745-308

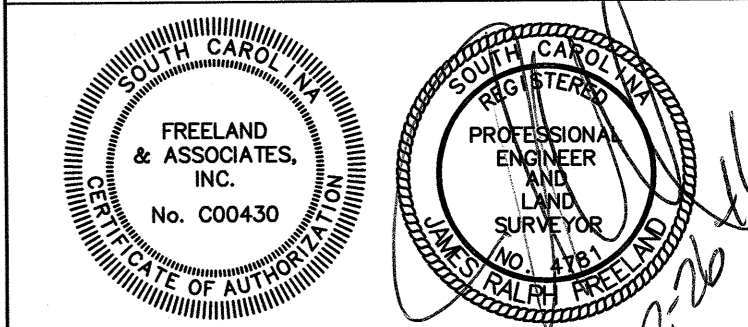
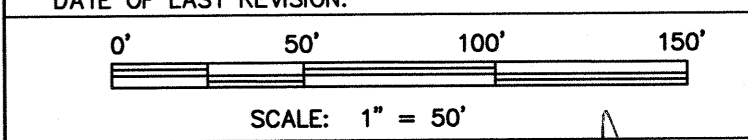
TAX MAP NO.: 004496-02-124; 123; 125; 126

DATE OF SURVEY: 1-5-2019

DATE DRAWN: 1-9-2019

DRAWING NO.: 70646

DATE OF LAST REVISION:



PLS. JAMES R. FREELAND
NO: 4781

STATE OF SOUTH CAROLINA
LEXINGTON COUNTY
TOWN OF LEXINGTON

ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 3020-942133
EFFECTIVE: JANUARY 9, 2018

9. EASEMENT GIVEN BY MAUDE E. CORLEY TO BROAD RIVER POWER COMPANY DATED JUNE 25, 1936, RECORDED OCTOBER 14, 1936, IN DEED BOOK 4Y, AT PAGE 109 , IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY; AS AFFECTED BY THAT CERTIFICATE OF FACTS DATED MAY 2, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

10. EASEMENT GIVEN BY MAUDE E. CORLEY TO BROAD RIVER POWER COMPANY DATED JUNE 25, 1936, RECORDED OCTOBER 14, 1936, IN DEED BOOK 4Y, AT PAGE 110, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY; AS AFFECTED BY THAT CERTIFICATE OF FACTS DATED MAY 2, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

11. EASEMENT GIVEN BY MAUDE E. CORLEY TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED MARCH 19, 1937, RECORDED APRIL 15, 1937, IN DEED BOOK 5M, AT PAGE 225, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY; AS AFFECTED BY THAT CERTIFICATE OF FACTS DATED MAY 2, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

12. EASEMENT GIVEN BY MAUDE E. CORLEY TO SOUTH CAROLINA ELECTRIC AND GAS COMPANY DATED JUNE 17, 1941, RECORDED OCTOBER 18, 1941, IN DEED BOOK 5M, AT PAGE 228, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY; AS AFFECTED BY THAT CERTIFICATE OF FACTS DATED MAY 2, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

13. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN DRAINAGE EASEMENT GIVEN BY SALLIE CORLEY, MARGARET CORLEY, CORENE CORLEY, ELOISE CORLEY, VERDIE GRAVES CORLEY AND JOHN CORLEY TO THE FULL BOARD OF TRUSTEES OF FAITH UNITED METHODIST CHURCH DATED APRIL 12, 1990, RECORDED APRIL 12, 1990, IN BOOK 1563, AT PAGE 128, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SLOPE/BUFFER EASEMENT AND AGREEMENT PROVIDING FOR DRAINAGE FROM THE BENEFITED PROPERTY BY AND BETWEEN FAITH UNITED METHODIST CHURCH AND LEXINGTON PAVILION (E&A), LLC DATED MARCH 5, 2006, RECORDED MARCH 13, 2006, IN BOOK 10894, AT PAGE 204, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AND CERTIFICATE EXECUTED BY FAITH UNITED METHODIST CHURCH DATED MARCH 29, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 220, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS AS SHOWN

14. TERMS, CONDITIONS AND PROVISIONS OF THAT CERTAIN EASEMENT AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, DWIGHT W. CORLEY, AND LEXINGTON PAVILION (E&A), LLC DATED JANUARY 25, 2006, RECORDED ON FEBRUARY 27, 2006, IN BOOK 10855 AT PAGE 251, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; FURTHER AFFIRMING AND RATIFYING EASEMENT AGREEMENTS SET FORTH IN THAT CERTAIN AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC., AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP - DATED MARCH 14, 2005, RECORDED ON MARCH 18, 2005, IN BOOK 9985, AT PAGE 20, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SUPPLEMENTAL AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC. AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED JUNE 24, 2005, RECORDED ON JUNE 29, 2005, IN BOOK 10248, AT PAGE 272, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SECOND SUPPLEMENTAL AGREEMENT BETWEEN KARSON CORLEY, DWIGHT W. CORLEY, S&T RECYCLING, LLC AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED JUNE 29, 2005, RECORDED ON JULY 8, 2005, IN BOOK 10279, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN ASSIGNMENT BY EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP UNTO LEXINGTON PAVILION (E&A), LLC DATED AUGUST 15, 2005, RECORDED ON AUGUST 23, 2005, IN BOOK 10400, AT PAGE 320, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN THIRD SUPPLEMENTAL AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC. AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED JUNE 29, 2005, RECORDED ON JUNE 29, 2005, IN BOOK 10248, AT PAGE 272, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS DATED DECEMBER 4, 2006, RECORDED DECEMBER 4, 2006, IN BOOK 11580, AT PAGE 268, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY EASEMENT AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, DWIGHT W. CORLEY, AND LEXINGTON PAVILION (E&A), LLC DATED JANUARY 25, 2006, RECORDED FEBRUARY 27, 2006, IN BOOK 10855, AT PAGE 251, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS, SEE DEED OF RECORD.

15. AGREEMENT BY AND BETWEEN CARSON COMPANY REAL ESTATE, LLC AND LEXINGTON PAVILION (E&A), LLC DATED FEBRUARY 24, 2006, RECORDED FEBRUARY 24, 2006, IN BOOK 10853, AT PAGE 11, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

16. EASEMENTS, RESTRICTIONS, TERMS, CONDITIONS AND PROVISIONS, INCLUDING LIENS FOR ASSESSMENTS, OF THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION, LEXINGTON PAVILION (E&A), LLC, DATED MARCH 2006, RECORDED ON MAY 2, 2006, IN BOOK 11022, AT PAGE 233, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY, SOUTH CAROLINA; AS AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND LEXINGTON PAVILION (E&A), LLC, DATED APRIL 22, 2010, RECORDED ON MAY 24, 2010, IN BOOK 14256, AT PAGE 269, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS, SEE DEED OF RECORD.

20. DEED TO WATER LINES AND WATER LINE EASEMENTS BETWEEN LEXINGTON PAVILION (E&A), LLC AND THE TOWN OF LEXINGTON DATED APRIL 17, 2007, RECORDED DECEMBER 28, 2007, IN BOOK 12574, AT PAGE 265, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS AS SHOWN.

21. DEED TO SANITARY SEWER LINES AND EASEMENTS BETWEEN LEXINGTON PAVILION (E&A), LLC AND THE TOWN OF LEXINGTON DATED APRIL 17, 2007, RECORDED DECEMBER 28, 2007, IN BOOK 12574, AT PAGE 270, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. *AFFECTS AS SHOWN.

22. COVENANTS FOR PERMANENT MAINTENANCE OF STORMWATER PONDS FOR LEXINGTON PAVILION (E&A), LLC, DATED JANUARY 18, 2006, RECORDED JANUARY 24, 2006, IN BOOK 12929, AT PAGE 207, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. *AFFECTS AS SHOWN.

23. EASEMENT GIVEN BY LEXINGTON PAVILION (E&A), LLC TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED AUGUST 21, 2008, RECORDED SEPTEMBER 9, 2008, IN BOOK 13833, AT PAGE 305, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS AS SHOWN.

25. EASEMENT GIVEN BY LEXINGTON PAVILION (E&A), LLC TO SOUTH CAROLINA ELECTRIC & GAS COMPANY DATED OCTOBER 16, 2009, RECORDED NOVEMBER 9, 2009, IN BOOK 13937, AT PAGE 65, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS AS SHOWN

26. SIDEWALK EASEMENT FROM LEXINGTON PAVILION (E&A), LLC TO TOWN OF LEXINGTON, SOUTH CAROLINA DATED SEPTEMBER 27, 2010, RECORDED JANUARY 29, 2011, IN BOOK 14594, AT PAGE 1, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * AFFECTS AS SHOWN.

27. AGREEMENT BETWEEN S&T RECYCLING, LLC AND KARSON CORLEY RICHARDSON CONSTRUCTION COMPANY AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED MARCH 14, 2005, RECORDED MARCH 18, 2005, IN BOOK 9985, AT PAGE 28, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT

28. MATTERS AS SHOWN ON BONDED PLAT OF LEXINGTON PAVILION PREPARED FOR LEXINGTON PAVILION (E&A), LLC BY WOOLPERT, INC., DATED APRIL 2005, LAST REVISED DECEMBER 23, 2005, RECORDED ON FEBRUARY 16, 2006, IN PLAT BOOK 10834, AT PAGE 208, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY.

29. MATTERS AS SHOWN ON LEXINGTON PAVILION 12-MILE CREEK MITIGATION SURVEY BY WOOLPERT, INC., DATED FEBRUARY 14, 2008, LAST REVISED APRIL 5, 2008, RECORDED ON MARCH 14, 2006, IN PLAT BOOK 11580, AT PAGE 274, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * DOES NOT AFFECT.

30. MATTERS AS SHOWN ON PLAT OF LEXINGTON PAVILION PREPARED FOR LEXINGTON PAVILION (E&A), LLC BY WOOLPERT, INC., DATED APRIL 2005, LAST REVISED MARCH 9, 2007, RECORDED APRIL 18, 2007, IN PLAT BOOK 11926, AT PAGE 208, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY. * SIGNAL EASEMENT SHOWN HEREON

31. MATTERS AS SHOWN ON THAT "FINAL PLAT OF LEXINGTON PAVILION, LEXINGTON PAVILION (E&A), LLC, TOWN OF LEXINGTON, LEXINGTON COUNTY, SOUTH CAROLINA, SUBDIVISION SURVEY," PREPARED BY WOOLPERT, INC., DATED OCTOBER, 2007, LAST REVISED JANUARY 25, 2008, RECORDED ON FEBRUARY 8, 2008, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY, SOUTH CAROLINA, IN PLAT BOOK 12662, AT PAGE 218, INCLUDING THE FOLLOWING: 10' WATER EASEMENT, 15' SANITARY SEWER EASEMENT, FIRE HYDRANTS, ENCROACHMENT OF BARBED WIRE FENCE ALONG SOUTHERN BOUNDARY, SIGNAL POLES, TELEPHONE AND POWER POLES, POWER AND LIGHT POLES, GUY WIRES, TELEPHONE PEDESTALS, ELECTRIC PEDESTALS, TRANSFORMERS, GAS METERS, WATER VALVES, WATER METERS, POST INDICATOR VALVES, CURB INLETS, GRATE INLETS, DRAINAGE MANHOLES, CLEANOUTS, SANITARY MANHOLES, SIGNS, WATERLINES, STORM SEWER LINES, BURIED TELEPHONE LINES, BURIED FIBER OPTIC LINES, OVERHEAD ELECTRIC LINES, AND GAS LINES. ALL APPLICABLE MATTERS ARE SHOWN HEREON.

32. CONDEMNATION NOTICE AND TENDER OF PAYMENT, SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, CONDEMNOR, VS. LEXINGTON PAVILION (E&A), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, LANDOWNER, CASE NUMBER 2018-CP-32-01136. CONDEMNATION NOTICE AND TENDER OF PAYMENT, SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, CONDEMNOR, VS. LEXINGTON PAVILION (E&A), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, LANDOWNER, CASE NUMBER 2018-CP-32-01136.

33. CONDEMNATION NOTICE AND TENDER OF PAYMENT, SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION, CONDEMNOR, VS. LEXINGTON PAVILION (E&A), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY, LANDOWNER, CASE NUMBER 2018-CP-32-01136.

TITLE DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEXINGTON, STATE OF SOUTH CAROLINA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A

ALL THOSE CERTAIN PIECES, PARCEL OR TRACTS OF LAND, WITH IMPROVEMENTS THEREON, SITUATE IN LEXINGTON COUNTY, SOUTH CAROLINA, KNOWN AS LOTS 2 THROUGH 5, CONTAINING 26.25 ACRES, MORE OR LESS, IN THE AGGREGATE AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "FINAL PLAT OF LEXINGTON PAVILION, LEXINGTON PAVILION (E&A), LLC, TOWN OF LEXINGTON, LEXINGTON COUNTY, SOUTH CAROLINA, SUBDIVISION SURVEY," PREPARED BY WOOLPERT, INC., DATED OCTOBER, 2007, LAST REVISED JANUARY 25, 2008, RECORDED ON FEBRUARY 8, 2008, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY IN PLAT BOOK 12662, AT PAGE 218.

LESS AND EXCEPT

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND CONVEYED BY LEXINGTON PAVILION (E&A), LLC TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION BY TITLE TO REAL ESTATE DATED MARCH 19, 2008, RECORDED ON APRIL 4, 2008, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY, SOUTH CAROLINA IN BOOK 12804, AT PAGE 307.

ALSO, LESS AND EXCEPT

(CONDEMNATION AREA 1) BEGINNING AT THE COMMON CORNER OF LOT 2, DB. 10745-308 AND PARCEL DB. 11022-229 LOCATED ON THE SOUTH RIGHT OF WAY (50') OF US HWY. 378 AND RUNNING ALONG SAID COMMON LINE S 27-53-05 E FOR 15.00 FEET TO A POINT; THENCE S 62-10-14 W FOR 71.35 FEET TO A POINT; THENCE N 27-56-19 W FOR 15.00 FEET TO A POINT; THENCE ALONG SAID RIGHT OF WAY N 82-10-14 E FOR 71.36 FEET TO THE POINT OF BEGINNING. SAID CONDEMNATION AREA CONTAINS 1070 SQUARE FEET OR 0.025 ACRES MORE OR LESS, BEING THE SAME PROPERTY TO BE CONVEYED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PURSUANT TO CONDEMNATION FILED UNDER 2018CP3201137, IN THE COURT OF COMMON PLEAS FOR LEXINGTON COUNTY, SOUTH CAROLINA. (CONDEMNATION AREA 2) COMMENCING AT THE COMMON CORNER OF LOT 4, DB. 10745-308 AND PARCEL DB. 11022-229 LOCATED ON THE SOUTH RIGHT OF WAY (37.5') OF US HWY. 378 AND RUNNING ALONG SAID COMMON LINE S 27-53-05 E FOR 11.69 FEET TO THE POINT OF BEGINNING; THENCE ALONG A POSSIBLE 50' RIGHT OF WAY OF HWY. 378 N 63-02-41 E FOR 42.64 FEET TO A POINT; THENCE S 27-56-19 E FOR 15.00 FEET TO A POINT; THENCE S 62-03-41 W FOR 42.65 FEET TO A POINT; THENCE N 27-53-05 W FOR 15.00 FEET TO THE POINT OF BEGINNING. SAID CONDEMNATION AREA CONTAINS 640 SQUARE FEET OR 0.015 ACRES MORE OR LESS. BEING THE SAME PROPERTY TO BE CONVEYED TO THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION PURSUANT TO CONDEMNATION FILED UNDER 2018CP3201139, IN THE COURT OF COMMON PLEAS FOR LEXINGTON COUNTY, SOUTH CAROLINA.

PARCEL B

TOGETHER WITH THE BENEFICIAL BUFFER, SEWER, GRADING, AND SLOPE EASEMENT RIGHTS MORE PARTICULARLY SET FORTH IN THAT CERTAIN EASEMENT AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, DWIGHT W. CORLEY, AND LEXINGTON PAVILION (E&A), LLC DATED JANUARY 25, 2006, RECORDED ON FEBRUARY 27, 2006, IN BOOK 10855 AT PAGE 251, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; FURTHER AFFIRMING AND RATIFYING EASEMENT AGREEMENTS SET FORTH IN THAT CERTAIN AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC., AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED MARCH 14, 2005, RECORDED ON MARCH 18, 2005, IN BOOK 9985, AT PAGE 20, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SUPPLEMENTAL AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC. AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED JUNE 24, 2005, RECORDED ON JUNE 29, 2005, IN BOOK 10248, AT PAGE 272, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SECOND SUPPLEMENTAL AGREEMENT BETWEEN KARSON CORLEY, DWIGHT W. CORLEY, S&T RECYCLING, LLC AND EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP DATED JUNE 29, 2005, RECORDED ON JULY 8, 2005, IN BOOK 10279, AT PAGE 222, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN ASSIGNMENT BY EDENS & AVANT INVESTMENTS LIMITED PARTNERSHIP UNTO LEXINGTON PAVILION (E&A), LLC DATED AUGUST 15, 2005, RECORDED ON AUGUST 23, 2005, IN BOOK 10400, AT PAGE 320, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN THIRD SUPPLEMENTAL AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, RICHARDSON CONSTRUCTION COMPANY OF COLUMBIA SC, INC. AND LEXINGTON PAVILION (E&A), LLC DATED FEBRUARY 23, 2006, RECORDED ON MARCH 14, 2006, IN BOOK 10853, AT PAGE 23, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN DECLARATION OF RESTRICTIVE COVENANTS DATED DECEMBER 4, 2006, RECORDED DECEMBER 4, 2006, IN BOOK 11580, AT PAGE 268, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY EASEMENT AGREEMENT BETWEEN S&T RECYCLING, LLC, KARSON CORLEY, DWIGHT W. CORLEY, AND LEXINGTON PAVILION (E&A), LLC DATED JANUARY 25, 2006, RECORDED FEBRUARY 27, 2006, IN BOOK 10855, AT PAGE 251, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY.

PARCEL C

TOGETHER WITH THE BENEFICIAL DRAINAGE EASEMENT RIGHTS MORE PARTICULARLY SET FORTH IN THAT CERTAIN DRAINAGE EASEMENT GIVEN BY SALLIE CORLEY, MARGARET CORLEY, CORENE CORLEY, ELOISE CORLEY, VERDIE GRAVES CORLEY AND JOHN CORLEY TO THE FULL BOARD OF TRUSTEES OF FAITH UNITED METHODIST CHURCH DATED APRIL 12, 1990, RECORDED APRIL 12, 1990, IN BOOK 1563, AT PAGE 128, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AS AFFECTED BY THAT CERTAIN SLOPE/BUFFER EASEMENT AND AGREEMENT PROVIDING FOR DRAINAGE FROM THE BENEFITED PROPERTY BY AND BETWEEN FAITH UNITED METHODIST CHURCH AND LEXINGTON PAVILION (E&A), LLC DATED MARCH 5, 2006, RECORDED MARCH 13, 2006, IN BOOK 10894, AT PAGE 204, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY; AND CERTIFICATE EXECUTED BY FAITH UNITED METHODIST CHURCH DATED MARCH 29, 2006, RECORDED MAY 2, 2006, IN BOOK 11022, AT PAGE 220, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY.

PARCEL D

TOGETHER WITH THE BENEFICIAL INGRESS, EGRESS, PARKING AND UTILITY EASEMENT RIGHTS MORE PARTICULARLY SET FORTH IN THAT OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION, LEXINGTON PAVILION (E&A), LLC, DATED MARCH 2006, RECORDED ON MAY 2, 2006, IN BOOK 11022, AT PAGE 233, IN THE OFFICE OF THE REGISTER OF DEEDS OF LEXINGTON COUNTY, SOUTH CAROLINA; AS AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION AND LEXINGTON PAVILION (E&A), LLC, DATED APRIL 22, 2010, RECORDED ON MAY 24, 2010, IN BOOK 14256, AT PAGE 269, IN THE OFFICE OF THE REGISTER OF DEEDS IN LEXINGTON COUNTY.

DERIVATION: BEING THE SAME PROPERTY CONVEYED BY DEED DATED 2019 FROM LEXINGTON PAVILION (E&A), LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY TO SC-LEXINGTON PAVILION-ORX LLC, A DELAWARE LIMITED LIABILITY COMPANY, RECORDED WITH THE REGISTER OF DEEDS FOR LEXINGTON COUNTY, SOUTH CAROLINA ON _____ 2019 IN BOOK _____ AT PAGE _____.

TAX MAP NUMBER(S): 04496-02-123; 04496-02-124; 04496-02-125; 04496-02-126