SITE ADDRESS: W EVANS ST; HOFFMEYER RD; W PALMETTO ST. FLORENCE, SC ZIP

STATE OF SOUTH CAROLINA
FLORENCE COUNTY
CITY OF FLORENCE
ALTA/ACSM LAND TITLE
SURVEY FOR
FLORENCE (FLORENCE MALL)
FMH, LLC

FREELAND
& ASSOCIATES,
INC.
No. C00430 JAMES R. FREELAND

B404-1094

SEE LIST ON DRAWING
12-1-2020
12-4-2020
73866

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
EL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com
NN: CF PARTY CHIEF:RH/WD CHECKED: JC

IGETHER WITH SUCH EASEMENTS RIGHTS AS CONTAINED IN A CERTAIN EASEMENT AND RESTRICTIVE COVENANT INVENANTS CONTAINED IN LIMITED WARRANTY DEED, RESERVATION OF EASEMENT AND RESTRICTIVE COVENANT OM FLORENCE MALL VENTURE II DATED JULY 8, 1997, RECORDED ON JULY 28, 1997 IN DEED BOOK A-498, IGE 1607.

)S RECORDED IN BOOK B705, PAGE 317 AND BOOK 759, PAGE

NVEYED BY FLORENCE (FLORENCE MALL) FMH, LLC TO 16, 2020 AND RECORDED DECEMBER 22, 2020 IN BOOK 893,

ORENCE COUNTY, STATE OF SOUTH CAROLINA AS IDENTIFIED EYORS DATED FEBRUARY 28, 2013, WHICH WAS RECORDED BOOK 104 AT PAGE 45.

WESTERN RIGHT-OF-WAY OF HOFFMYER ROAD AND THE NORTHERN A 1/2" ROD (O), THIS BEING THE POINT OF BEGINNING 3 (P.O.B. 3); VED LINE OF LENGTH 190.05 FEET ALONG THE NORTHERN TO A 5/8" REBAR (O); THENCE TURNING AND RUNNING IN A 1/3" REBAR (O); THENCE TURNING AND RUNNING IN A 1/3" REBAR (O); THENCE TURNING AND RUNNING IN A 1/3" SOUTH 71'08'06" WEST, CHORD DISTANCE OF 89.96 FEET) TO A 10 INING NORTH 41'30'08" WEST ALONG TRACT 1, PARCEL "A" FOR A 12 CAP (O); THENCE TURNING AND RUNNING NORTH 79'17'58" EAST ANCE OF 111.83 FEET TO A R/R SPIKE (O); THENCE TURNING AND 3ACT 1, PARCEL "A" FOR A DISTANCE OF 160.01 FEET TO A 5/8" IG SOUTH 53'03'29" EAST ALONG THE WESTERN RIGHT-OF-WAY OF .94 FEET TO A 5/8" REBAR (O); THENCE TURNING AND RUNNING 3 (P.O.B. 3).

ORTHERN RIGHT-OF-WAY OF CASHUA DRIVE AND THE EASTERN NAIL & CAP (O), THIS BEING THE POINT OF BEGINNING 2 (P.O.B. 81°05'45" WEST ALONG THE EASTERN RIGHT-OF-WAY OF STEET TO A NAIL & CAP (O); THENCE TURNING AND RUNNING NIGHT-OF-WAY OF HOFFMYER ROAD FOR A DISTANCE OF 463.06 AND RUNNING NORTH 36'43'26" EAST ALONG THE PROPERTY OF IVESTORS VIII FOR A DISTANCE OF 214.29 FEET TO A 1" PIPE (O); 56'49" EAST ALONG THE PROPERTY OF NOW OR FORMERLY U.S. FEET TO A CONC. MON.(O); THENCE TURNING AND RUNNING RN RIGHT-OF-WAY OF CASHUA DRIVE FOR A DISTANCE OF 242.91 BEGINNING 2 (P.O.B. 2).

21. Communication Systems Right(s)-of-way in favor of Time Warner Entertainment-Advance/Newhouse Partnership d/b/a Time Warner Cable as recorded in Book B215, Page 737 (*Affects subject property. 10 Easement, Unable to plot from document of record); and Book B236, Page 1042 (*Affects subject property. 10 Time Warner Cable Easement-approximate location- shown hereon along Hoffmeyer Road), all of the Florence County Registry, reference being made to the records thereof for the full particulars.

22. Right-of-Way Easement(s) in favor of the City of Florence as recorded in Book A693, Page 723 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 20 Water Line Easement shown hereon around northern corner of Mall.

24. Easement and or right of way to the City of Florence recorded in Book B437, Page 436.* Affects as shown.

20. Easement(s) in favor of South Carolina Electric & Gas Company as recorded in Book A755, Page 1758; Book A767, Pages 1782 and 1787; and Book A856, Page 653, all of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 10 Gas Line Easement, Unable to plot from document(s) of record.

ZONING INFORMATION:

ZONED: B-3 (BUSINESS DISTRICT)

SETBACK LINE:
FRONT: 35'
SIDE: 5'
BACK: 20'
MAXIMUM BUILDING HEIGHT:
NO MAXIMUM-PROVIDED SIDE AND REAR SETBACKS SHALL INCREASE
BY ONE (1) FOOT FOR EACH TWO
(2) FEET IN HEIGHT OVER
THIRTYFIVE (35) FEET

19. Sewer Line Easement by Florence Palmetto Ventures—89, a South Carolina general partnership, unto Florence Mall Venture, a South Carolina general partnership, as recorded in Book A317, Page 2145 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 22'Sewer Easement shown hereon along W. Palmetto St.

25. Easements with Covenants and Restrictions Affecting Land ("ECR") by Florence (Florence Mall) FMH, LLC as recorded in Book B589, Page(s) 694; Book B589, Page 714; Book B589, Page 731, Book B589, Page 751 and Book B705, Page 302, all of the Florence County Registry, reference being made to the records thereof for the full particulars.

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. 45041C0133E

EFFECTIVE DATE: DECEMBER 16, 2014.

16. Easement(s) in favor of W. Freeman Parker, Jr. and Roy E. Hudgens as recorded in Book A157, Page 595 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 10 Sewer Easement shown hereon along W. Palmetto St. (see Item 12)
17. Right—of—Way Easement(s) in favor of Southern Bell Telephone and Telegraph Company as recorded in Book A167, Page 347 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 8 Southern Bell Easement shown hereon along the northern side of Hoffmeyer Road.

18. Right of Way Site as recorded in Book Southern Bell Telephone and Telegraph Company as recorded in Book A315, Page 2119 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 8 x8 Southern Bell Easement shown hereon along W. Palmetto St.

15. Easement(s) in favor of the City of Florence as recorded in Book A23, Page 165 of the Florence Cour Registry, reference being made to the records thereof for the full particulars. *Affects subject property. Waterline Easement (Blanket Type), Unable to plot from document of record.

14. Easement(s) in favor of Carolina Power & Light Company as recorded in Book A37, Page 88; Book A84, Page 11; Book A116, Pages 227 and 229 *(Affects subject property. Blanket type Easements, Unable to plot from document of record); Book A327, Page 2297 *(Affects subject property. 10 Underground Electric Easement, Unable to plot from document of record), all of the Florence County Registry, reference being made to the records thereof for the full particulars.

13. Limited Warranty Deed Reservation of Easement and Restrictive Covenants by Florence Mall Venture, a South Carolina general partnership, and Florence Mall Venture II, a South Carolina general partnership, as recorded in Book A498, Page 1607 of the Florence County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. Ingress/Egress Easement (Blanket Type), Unable plot from document of record.

12. Easements, Setback Lines and any other facts shown on that Plat in Book 22, Page 70 of the Fl County Registry, reference being made to the records thereof for the full particulars. *Affects subject property. 10'Sewer Easement shown hereon along W. Palmetto St.

TOTAL

1,611,041 SQ.FT.

36.984 AC

BEARINGS BASED ON GPS "RTK"
OBSERVATION OF USGS MONUMENT
"21057X, EVANS, LEARNCTR &
SPORTSME"

NAD 83 - NAVD 88

BASIS OF BEARINGS:

PARKING INFORMATION:

1884 REGULAR SPACES 81 HANDICAP SPACES 7 CART CORAL 1972 SPACES TOTAL

LAND AREA:
TRACT # 1 1,463,956 SQ.FT. 33.608 AC
PARCEL "B" 99,715 SQ.FT. 2.289 AC
TRACT # 2 47,370 SQ.FT. 1.087 AC.

POSSIBLE ENCROACHMENTS:
NONE OBSERVED

FREELAND

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (7THE COMMITMENT # 3020-1041328). 21

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER:

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 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 12-3-2020.

DATE OF PLAT OR MAP: 12-4-2020 TO: FLORENCE (FLORENCE MALL) FMH, LLC, AM BANK AND FIRST AMERICAN TITLE INSURANCE COMPANY

ALTA CERTIFICATE:

WESTERN RIGHT-OF-WAY OF HOFFMYER ROAD AND THE NORTHERN T A 1/2" ROD (0); THENCE TURNING AND RUNNING IN A CURVED LINE RITHERN RIGHT-OF-WAY OF PALMETTO STREET (CURVE OF RADIUS H 7333333" WEST, CHORD DISTANCE OF 190.02 FEET) TO A 5/8" RIGHT A 5/2" ROD (0), THIS BEING THE POINT OF BEGINNING 1 (P.O.B. CURVED LINE OF LENGTH 255.29 FEET ALONG THE NORTHERN SURVE OF RADIUS 2902.00 FEET, CHORD BEARING OF SOUTH 77:08'06' TO A 1/2" ROD (0), THIS BEING THE POINT OF BEGINNING 1 (P.O.B. CURVED LINE OF LENGTH 255.29 FEET ALONG THE NORTHERN SURVE OF RADIUS 2902.00 FEET, CHORD BEARING OF SOUTH 67:29'45") TO A 5/8" REBAR (0); THENCE TURNING AND RUNNING NORTH FOW OR FORMERLY BETTY MYERS MCKENCIE FOR A DISTANCE OF 105.71 FEET TO A 1" PIPE 114 24'28'23" EAST ALONG THE PROPERTY OF NOW OR FORMERLY E OF 172.77 FEET TO A 1/2" REBAR (0); THENCE TURNING AND 125.19 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF PALMETTO TO A 1/2" REBAR (0); THENCE TURNING AND RUNNING SOUTH 60'31'25" WEST ALONG THE NORTHERN RIGHT-OF-WAY OF PALMETTO TO STREET FOR A DISTANCE OF 127.57 FEET TO A 1" PINCH TOP 140.18 FEET TO A 1/2" REBAR (0); THENCE TURNING AND RUNNING SOUTH 60'31'25" WEST ALONG THE NORTHERN RIGHT-OF-WAY OF PALMETTO STREET FOR A DISTANCE OF 127.57 FEET TO A 1'2" REBAR (0); THENCE TURNING AND RUNNING FEET TO A 1'2" REBAR (0); THENCE TURNING AND RUNNING FEET TO A 1'2" REST ALONG THE EASTERN RIGHT-OF-WAY OF PALMETTO STREET FOR A DISTANCE OF 505.25 FEET TO A 1/2" REBAR (0); THENCE TURNING AND RUNNING IN ALONG THE EASTERN RIGHT-OF-WAY OF WEST EVANS STREET TO A 1/2" REBAR (0); THENCE TURNING AND RUNNING IN ALONG THE SOUTHERN RIGHT-OF-WAY OF WEST EVANS STREET TO A 1/2" REBAR (0); THENCE TURNING AND RUNNING SOUTH 53'13'44" EAST HORD THEN RIGHT-OF-WAY OF WEST EVANS STREET TO A 1/2" REBAR (0); THENCE TURNING SOUTH 58'9'52" WEST ALONG THE SOUTHERN RIGHT-OF-WAY OF DISTANCE OF TURNING SOUTH 53'15'44" EAST HORD THEN RIGHT-OF-WAY OF WEST EVANS STREET TO A 1/2" REBAR (0); THENCE TURNING SOUTH 55'15'44" EAST HORD THEN RIGHT-OF-WAY OF WEST EVANDED TO A 1/2" REBAR (0); T

OVEMENTS THEREON SITUATE IN THE CITY OF FLORENCE, TED AS TRACT 1, PARCELS "A" AND "C", TRACT 1, PARCEL IN SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY ANCING LIMITED PARTNERSHIP, A DELAWARE LIMITED URE, A SOUTH CAROLINA GENERAL PARTNERSHIP PREPARED PLAT BEING INCORPORATED HEREIN BY REFERENCE, SAID AS FOLLOWS:

First American Title Insurance Company Commitment No. 3020—1041328 Effective Date: DECEMBER 4, 2020

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EXCEPTIONS:

9.) THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO W. PALMETTO ST., HOFFMEYER RD., W. EVANS ST. EXT., N. CASHUA DR. AND 1-20 EXT., ALL PUBLIC RIGHTS OF WAY PER SCDOT AND FLORENCE COUNTY.

10.) NO VISIBLE EVIDENCE OF BURIAL GROUNDS LOCATED ON SUBJECT PROPERTY AT TIME OF SURVEY.

7.) INTERIOR TAX MAP LINES TAKEN FROM TAX MAP PLATLINES ARE APPROXIMATE. 8.) THE PROPERTY SHOWN AND DESCRIBED HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT # 3020-1041328, DATED DECEMBER 4, 2020.

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.) SEWER LOCATION TAKEN FROM PLAT BY COX AND DINKINS. DATED APRIL 2, 2007

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 IMPLIED.

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.

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.

SURVEYOR'S NOTES: VICINITY MAP (NOT TO SCALE) S. W. S. W. S. S. W. S. S. W. S. W. S. S.