

SCHEDULE B-II ITEMS

Numbers below correspond with Schedule B exception items contained in Chicago Title Insurance Company, Commitment File No.: 59035.0015.0MM, with an effective date of January 24, 2020.

- 8. Avigation Easement by and between Ermine, LLC, and Richland-Lexington Airport District, dated June 5, 2018, and recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Book 20063 at Page 126. AFFECTS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 9. Terms, conditions, and provisions of the Access Easement by and between Richland-Lexington Airport District, and Ermine, LLC, dated June 7, 2018, and recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Book 20063 at Page 120. BENEFITS THE SUBJECT PROPERTY - BLANKET IN NATURE
- 10. Easement Agreement by and between Richland-Lexington Airport District and the City of Cayce, dated September 16, 2002, and recorded on April 17, 2003 in the Office of the Register of Deeds for Lexington County, South Carolina in Book 816 at Page 260. (As to Easement Parcel only) AFFECTS THE EASEMENT PARCEL - EASEMENT CANNOT BE PLOTTED FROM THE INFORMATION PROVIDED
- 11. Deed to Sewer System and Easement Rights by Richland-Lexington Airport District, to City of Cayce, South Carolina, recorded on May 24, 2002 in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 7233 at Page 215. MAY AFFECT THE SUBJECT PROPERTY - DESCRIPTION TOO VAGUE, UNABLE TO DETERMINE
- 12. Intentionally Deleted.
- 13. Deed to Water Distribution System, Sanitary Sewer Lines, Pumps and Easement by Richland Lexington Airport District, to the City of Cayce, by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Book 1335 at Page 173, and re-recorded in Book 1347 at Page 221. AFFECTS THE SUBJECT PROPERTY - EASEMENT(S) NOT SPECIFICALLY DESCRIBED, UNABLE TO PLOT
- 14. Terms, conditions, and provisions of the Declaration of Design Standards, Covenants, Conditions, Restrictions and Easements for Columbia Airport Enterprise Park, recorded on May 24, 1999 in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 5263 at Page 63, as affected by Waiver and Agreement by and between Richland-Lexington Airport District, recorded on June 7, 2018 in Book 20062 at Page 124, as amended or modified, which instruments, among other things, may contain or provide for: easements, liens for liquidated damages, private charges or assessments, option to purchase, right of first refusal, or the prior approval of a future purchaser or occupant, and covenants, conditions, and restrictions, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law as set forth in the documents. AFFECTS THE SUBJECT PROPERTY - PLOTTED AND SHOWN HEREON
- 15. Covenants and conditions set forth in the Quitclaim Deed from the United States of America to State of South Carolina, dated December 3, 1947, recorded November 29, 1947 in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 6-0 at Page 2, as thereafter modified by Deed of Release dated August 27, 1956, recorded in Deed Book 8-P at Page 399. MAY AFFECT THE SUBJECT PROPERTY - DOCUMENT IS ILLEGIBLE, UNABLE TO DETERMINE

BASIS OF BEARINGS

The meridian for all bearings shown hereon is assumed N 81°05'50" W as the southwesterly line of the subject property and is used to denote angles only.

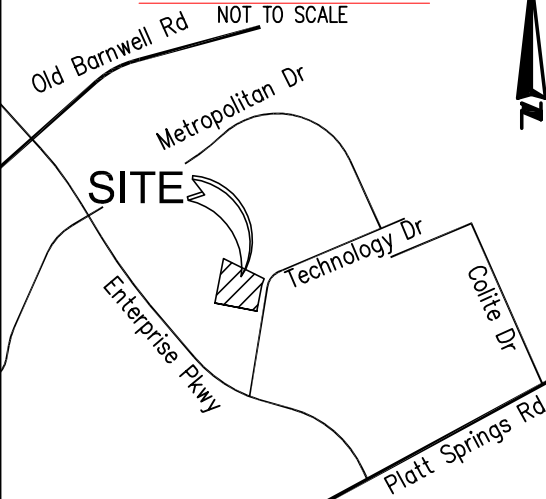
SIGNIFICANT OBSERVATIONS

At the time of survey, there were no visible encroachments on the subject property.

REFERENCES

Plat Book 20062, Page 117

VICINITY MAP



LAND AREA

146,740 SQUARE FEET±
3.3687 ACRES±

PARKING SPACES

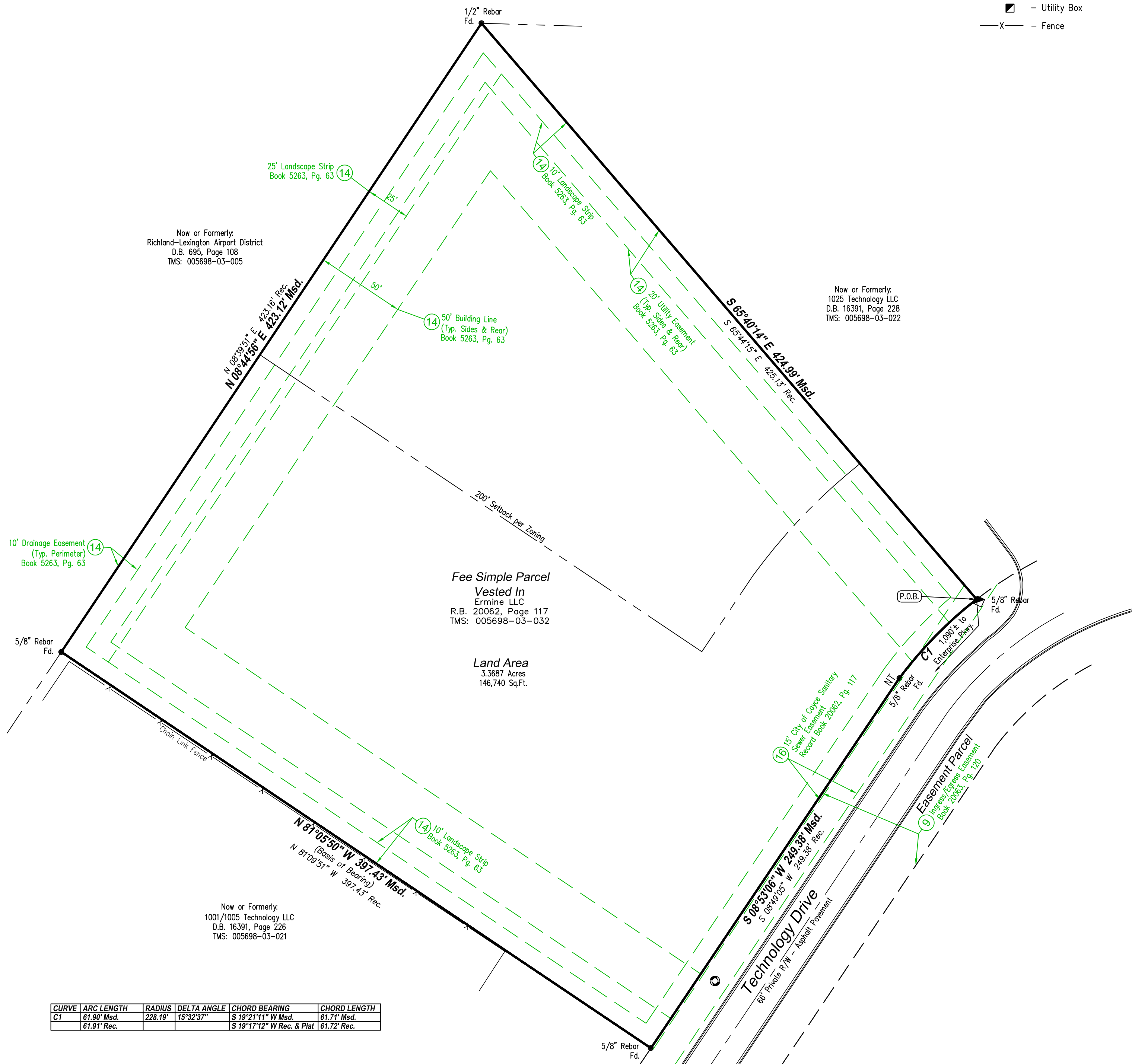
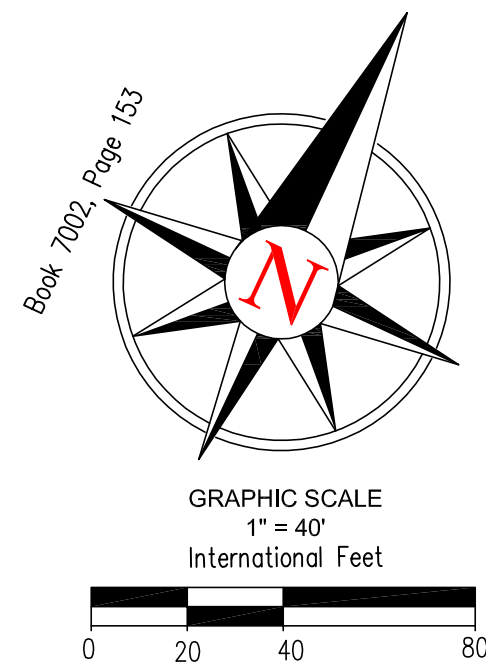
NO STRIPED PARKING

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT ID-INTENSIVE DEVELOPMENT		1 per 1,000 square feet of gross floor area
PERMITTED USE MANUFACTURING		Employees: L&L Distributors 16
MINIMUM LOT AREA (SQ.FT.)	NONE	39,300 Square Feet of Manufacturing 40 Spaces Required
MAX BUILDING COVERAGE	NONE	
MAX BUILDING HEIGHT	TRANSPORT & WAREHOUSING (EXTENSIVE), INTENSIVE, & 25' FROM PROPERTY LINE NOT TO EXCEED 70'	
BUILDING SETBACKS		CONTACT: TIMOTHY VAN ZANT
FRONT	100' FROM R/W	PHONE/EMAIL: 580-372-2507
SIDE	200'	TVANZANT@GRS-GLOBAL.COM
REAR	N/A	REPORT DATE: 12/16/2019
		GRS SITE #: 19-41967.43

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 4506300294, WHICH BEARS AN EFFECTIVE DATE OF 7/5/2018 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THE ACCURACY OF THE MAPS AND/OR TO APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
CT	61.80' Msd.	228.19'	15-32-37"	S 18°21'11" W Msd.	61.71' Msd.
	61.91' Rec.			S 19°17'12" W Rec. & Plat.	61.72' Rec.

LEGEND

- R/W - Right-of-Way
- C/L - Centerline
- P.O.B. - Point of Beginning
- P.O.C. - Point of Commencement
- - Monumentation Found (as noted)
- △ - Encroachment
- ⊗ - Schedule B-Section II Item
- Calc. - Calculated
- Msd. - Measured
- Rec. - Record
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- ChB - Chord Bearing
- ⊙ - Sanitary Manhole
- - Utility Box
- X - Fence

RECORD DESCRIPTION

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

FEE SIMPLE PARCEL:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, IF ANY, SITUATE, LYING AND BEING NEAR THE TOWN OF SPRINGDALE, IN THE COUNTY OF LEXINGTON, STATE OF SOUTH CAROLINA, CONTAINING 3.369 ACRES, SHOWN AND DELINEATED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED FOR ERMINE, LLC BY AECOM TECHNICAL SERVICES, INC., DATED APRIL 2, 2018, RECORDED IN RECORD BOOK 20062, PAGE 117, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR ON THE NORTHERN RIGHT-OF-WAY OF TECHNOLOGY DRIVE AND ALSO BEING 1090'4" - NORTH OF THE RIGHT-OF-WAY OF ENTERPRISE PARKWAY, THENCE PROCEEDING ALONG THE RIGHT-OF-WAY OF TECHNOLOGY DRIVE THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT IN A CHORD DIRECTION OF S19°17'12"W FOR A CHORD DISTANCE OF 61.72' (SAID CURVE HAVING AN ARC LENGTH OF 61.91' AND A RADIUS OF 228.19') TO A 5/8" REBAR AND THEN S08°49'05"W FOR A DISTANCE OF 249.36' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF 1001/1005 TECHNOLOGY LLC IN A DIRECTION OF N81°09'51"W FOR A DISTANCE OF 397.43' TO A 5/8" REBAR;

THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF RICHLAND-LEXINGTON AIRPORT DISTRICT IN A DIRECTION OF N08°39'51"E FOR A DISTANCE OF 423.16' TO A 1/2" REBAR;

THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF 1025 TECHNOLOGY LLC IN A DIRECTION OF S65°44'16"E FOR A DISTANCE OF 425.13' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING. THIS PARCEL CONTAINS 3.369 ACRES OR 146,767 SQUARE FEET.

EASEMENT PARCEL:

TOGETHER WITH a non-exclusive easement of access, ingress and egress on, over, above and through the roads in CAE Park as shown on the survey prepared by Survey & Mapping Services of South Carolina, Inc., for Richland-Lexington Airport District dated February 24, 1999, last revised October 25, 2001, and recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Record Book 6923 at Page 154 (also see slide 649, Page 10), as granted in the Easement Agreement by and between Richland-Lexington Airport District, and Ermine, LLC dated June 7, 2018, and recorded in Book 20063, at Page 120 in the Office of the Register of Deeds for Lexington County, South Carolina.

The above described parcel is the same parcel as described in Chicago Title Insurance Company, Commitment File No.: 59035.0015.0MM, with an effective date of January 24, 2020.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 59035.0015.0MM, WITH AN EFFECTIVE DATE OF JANUARY 24, 2020.

GENERAL SURVEY NOTES

- There is access to the subject property per an easement set forth in Book 20063, Page 120 from Old Barnwell Road and Platt Springs Road, both a public right-of-way.
- The address of the site is 1025 Technology Drive, West Columbia, SC.
- The location of utilities shown on the survey are from observed evidence or above ground appurtenances only. The surveyor was not provided with underground utility plans or surface ground markings to determine the location of any subterranean uses.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- At the time of this survey there was no information made available to the surveyor regarding proposed changes in street right-of-way lines. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.
- Pursuant to Table A, Item 7(b)(1), building square footage as shown on the survey is calculated by the exterior footprint of all buildings at ground level and should be used for general purposes only. This calculation does not determine gross floor area and should not be used for any purpose in which a gross floor area determination is required.
- At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.
- There was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.
- At the time of the fieldwork, ownership of fencing shown hereon is unknown to the surveyor.
- Interior locations are shown per field survey and available records.

ALTA/NSPS LAND TITLE SURVEY

1025 Technology Drive (Vacant) Survey
1025 Technology Drive (Vacant)
Lexington County West Columbia, SC 29170

SURVEYOR'S CERTIFICATE

To: KeyBank National Association, a national banking association, its successors and assigns; WESTON SOF LAND COMPANY LLC, a Delaware limited liability company; WCSR Title, LLC, Chicago Title Insurance Company and GRS Group:

This is to certify that this map or plot 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, 2, 3, 4, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 16, 17, 18 and 20 of Table A thereof. The field work was completed on November 9, 2019.

I hereby state that to the best of my knowledge, information and belief, the survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than as shown.

Date of Preliminary Plat: December 3, 2019
Date of Final Plat: February 19, 2020

Raymond B. Dawber
P.L.S. #24270
In the State of South Carolina
For the benefit and use of LMS Surveying, LTD

Surveyor:
LMS Surveying, LTD.
Job No. B-191024



LMS SURVEYING LTD

Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSurveying.com

DATED 2019 - USE OF THIS DOCUMENTS FORMAT IS PROHIBITED AND CONTINGENT UPON THE WRITTEN CONSENT & PERMISSION BY THE GRS GROUP, LLC.

GRS PROJECT NO. / JOB NO. 19-41967.43-2	REVISION HISTORY	DATE
SCALE: 1" = 40'	DRAWN BY: PSJAL	APPROVED BY: TRD

GRS GROUP

FIELD SURVEYOR GRS-GLOBAL.COM | PHONE: 330-779-1167
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618

SURVEY COORDINATED BY: