

**FUTURE RELEASE PARCEL DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the Town of Ridgeway, in the County of Fairfield, State of South Carolina, being part of the 9.533 acres parcel of land shown on a plat prepared for RP Commerce Blvd, LLC by Walter F. Wilson, Jr., PLS 17231 of Power Engineering Company, Inc. dated June 15, 2011, and recorded in the Office of the Register of Deeds for Fairfield County, South Carolina in Book 605 at page 2102, and being more particularly described as follows:

Commencing at a 5/8" rebar and cap found at the intersection of the eastern right of way of Cook Road, a.k.a. S-20-233 (a variable width public right of way), and the southern right of way of Commerce Boulevard (a variable width public right of way); thence, running reversely along the last described course of said 9.533 acres parcel of land, and along the eastern right of way of Cook Road, South 15°41'31" East 441.25' to a 5/8" rebar and cap found, said point being the Point of Beginning;

Thence, running along said eastern right of way line of Cook Road, reversely along part of the last course, North 15°41'31" West 20.01' to a pin set;  
 Thence, along a new line of division, North 72°48'19" East 559.68' to a pin set in the eastern line of said 9.533 acres parcel;  
 Thence, along part of said eastern line, South 25°39'36" East 251.22' to a 5/8" rebar and cap found at the southeast corner of said 9.533 acres parcel;  
 Thence, along the south line of said 9.533 acres parcel the following three (3) courses:

1. South 73°04'42" West 403.68' to a 1" pipe found; thence,
  2. South 72°27'05" West 135.28' to a 7/8" pipe found; thence,
  3. South 73°14'04" West 47.45' to a 5/8" rebar and cap found on the aforesaid eastern right of way line of Cook Road;
- Thence, along said eastern right of way line the following two (2) courses:
1. North 15°41'31" West 226.67' to a concrete monument found; thence,
  2. South 74°8'29" West 16.74' to the Point of Beginning.
- Containing 3.2140 acres (140,000 square feet) of land, more or less.
- All set pins are 5/8" iron rebar, 30" long, with cap stamped 'LMS Surveying'.

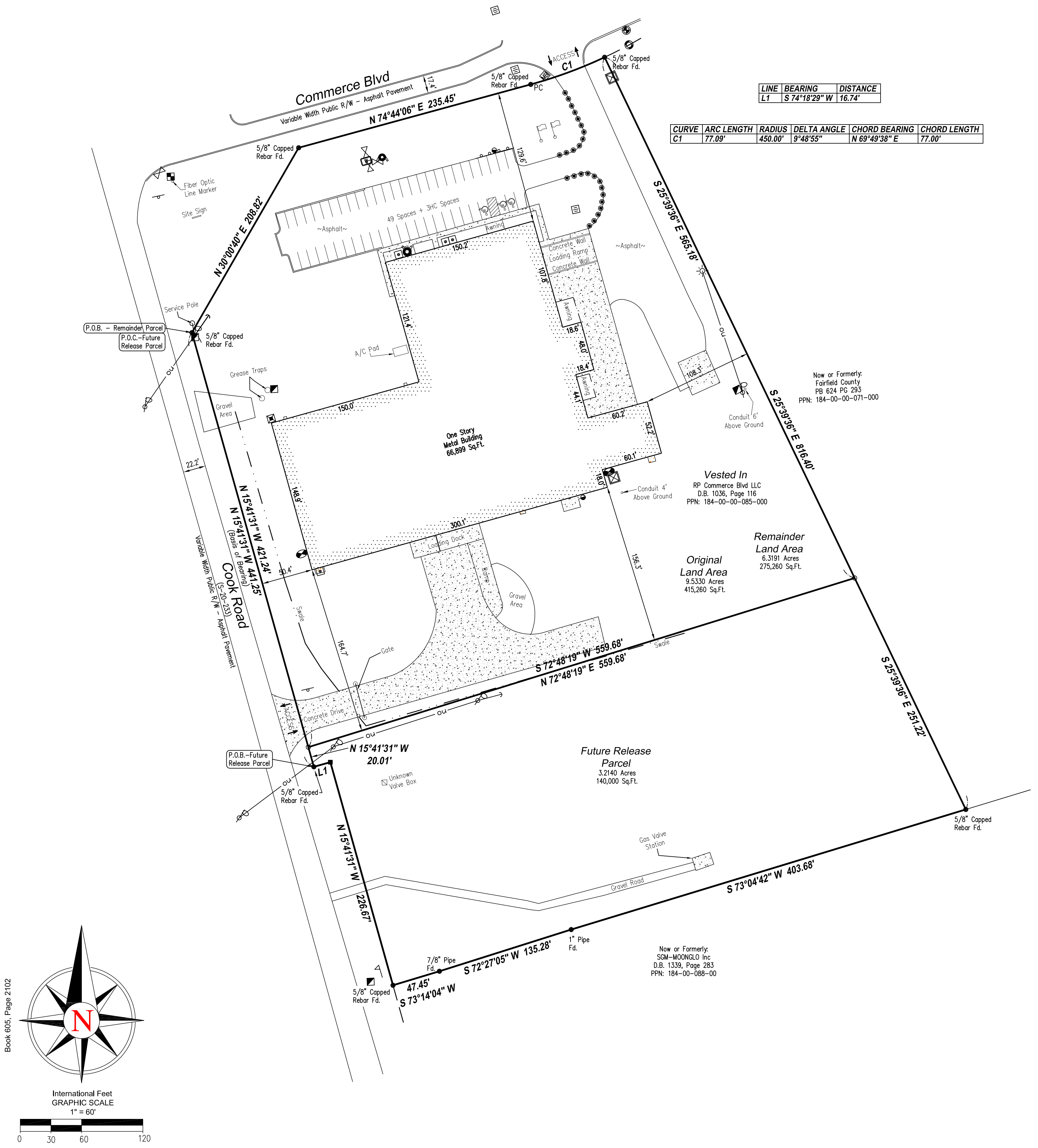
**REMAINDER PARCEL DESCRIPTION**

All that certain piece, parcel or lot of land, with improvements thereon, situate, lying and being near the Town of Ridgeway, in the County of Fairfield, State of South Carolina, being part of the 9.533 acres parcel of land shown on a plat prepared for RP Commerce Blvd, LLC by Walter F. Wilson, Jr., PLS 17231 of Power Engineering Company, Inc. dated June 15, 2011, and recorded in the Office of the Register of Deeds for Fairfield County, South Carolina in Book 605 at page 2102, and being more particularly described as follows:

Beginning at a 5/8" rebar and cap found at the intersection of the eastern right of way of Cook Road, a.k.a. S-20-233 (a variable width public right of way), and the southern right of way of Commerce Boulevard (a variable width public right of way); thence, along the southern right of way of Commerce Boulevard the following three (3) courses:

1. North 30°00'40" East 208.82' to a 5/8" rebar and cap found; thence,
  2. North 74°44'06" East 235.45' to a 5/8" rebar and cap found, said point being a point of curvature; thence,
  3. Along the arc of a curve to the left having a radius of 450.00', a central angle of 09°48'55", a chord bearing and distance of North 69°49'38" East 77.00', a total arc length of 77.09' to a 5/8" rebar and cap found, said point being the northeast corner of said 9.533 acres parcel;
- Thence, running partly along the eastern line of said 9.533 acres parcel, South 25°39'36" East 565.18' to a pin set at the northeast corner of the Future Release Parcel;
- Thence, running reversely along the north line of said Future Release Parcel, South 72°48'19" West 559.68' to a pin set on the aforesaid eastern right of way line of Cook Road;
- Thence, along said eastern right of way line of Cook Road, North 15°41'31" West 421.24' to the Point of Beginning.
- Containing 6.3191 acres (275,260 square feet) of land, more or less.
- All set pins are 5/8" iron rebar, 30" long, with cap stamped 'LMS Surveying'.

**FUTURE RELEASE PARCEL EXHIBIT**



LINE	BEARING	DISTANCE
L1	S 74°16'29" W	16.74'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	77.09'	450.00'	9°48'55"	N 69°49'38" E	77.00'

**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)
- - Concrete Monument Found
- - 5/8" Rebar Set
- - 5/8" Rebar Set
- R - Radius
- A - Arc Length
- Δ - Delta Angle
- ChL - Chord Length
- ChB - Chord Bearing
- ⊗ - Water Valve
- ⊕ - Hydrant
- ⊖ - Water Meter
- ⊙ - Sanitary Manhole
- ⊚ - Clean Out
- ⊛ - Gas Meter
- ⊜ - Gas Marker
- ⊝ - Catch Basin (Square)
- ⊞ - Storm Manhole
- ⊟ - Air Conditioning Unit
- ⊠ - Utility Box
- ⊡ - Transformer
- ⊢ - Power Pole
- ⊣ - Light Pole
- ⊤ - Guy Wire
- ⊥ - Sign
- ⊦ - Bollard
- ⊧ - Mail Box
- ⊨ - Water Vault
- ⊩ - Flagpole
- ⊪ - Handicapped Space
- ⊫ - Overhead Utility Line
- ▨ - Concrete Area
- ▩ - No Parking Area
- ▧ - Building Area



GRS PROJECT NO. / JOB NO. 19-1186/4 B-191022  
 SCALE: 1" = 60'  
 DRAWN BY: AL  
 APPROVED BY: TRD

REVISION HISTORY

DATE	DESCRIPTION

SURVEY COORDINATED BY:

**GRS GROUP**

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