SCHEDULE B-II ITEMS

Numbers below correspond with Schedule B exception items contained in Chicago Title Insurance Company, Commitment No. 59035.0015.0G, bearing an effective date of October 24, 2019.

(8) — 8. 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-O at Page 2, as thereafter modified by Deed of Release dated August 27, 1956, recorded in Deed Book 8-P at Page 399.
DOES NOT AFFECT THE SUBJECT PROPERTY

(9) — 9. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 17-W at Page 321.
AFFECTS THE SUBJECT PROPERTY, EASEMENT IS NOT SPECIFICALLY DESCRIBED, UNABLE TO PLOT

(10) — 10. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 316 at Page 136.
AFFECTS THE SUBJECT PROPERTY, APPROXIMATE LOCATION IS PLOTTED AND SHOWN HEREON

(11) — 11. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 6343 at Page 196.
MAY AFFECT THE SUBJECT PROPERTY, EASEMENT IS NOT SPECIFICALLY DESCRIBED, UNABLE TO PLOT

(12) — 12. Power lines, power poles and guy wires, 20' SCE&G electric easement, telephone pedestal, fire hydrant, water valve box, post indicator valve, and all other equipment and related improvements as shown on plat prepared for RH Platt Springs, LLC by Larry W. Smith, SC PLS, of Associated E & S, Inc. formerly Associated Engineers and Surveyors, Inc. dated February 12, 1997, last revised December 5, 2008, and recorded in Record Book 13287, page 301 in the Office of the Register of Deeds for Lexington County, South Carolina.
AFFECTS THE SUBJECT PROPERTY – CURRENT IMPROVEMENTS ARE PLOTTED AND SHOWN HEREON AS FIELD LOCATED

(13) — 13. Rights, if any, of property owners adjoining on the north in and to that portion of insured premises lying between the northern property line and the fence inside said line, as shown on plat prepared for RH Platt Springs, LLC by Larry W. Smith, SC PLS, of Associated E & S, Inc. formerly Associated Engineers and Surveyors, Inc. dated February 12, 1997, last revised December 5, 2008, and recorded in Record Book 13287, page 301 in the Office of the Register of Deeds for Lexington County, South Carolina.
AFFECTS THE SUBJECT PROPERTY – NO PLOTTABLE ITEMS

Numbers below correspond with Schedule B exception items contained in Chicago Title Insurance Company, Commitment No. 59035.0015.0LL, bearing an effective date of October 24, 2019.

(8) — 8. 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-O at Page 2, as thereafter modified by Deed of Release dated August 27, 1956, recorded in Deed Book 8-P at Page 399.
DOES NOT AFFECT THE SUBJECT PROPERTY

(9) — 9. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 17-W at Page 321.
DOES NOT AFFECT THE SUBJECT PROPERTY

(10) — 10. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 316 at Page 136.
DOES NOT AFFECT THE SUBJECT PROPERTY

(11) — 11. Easement and right of way granted to South Carolina Electric & Gas Company by instrument recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Deed Book 6343 at Page 196.
DOES NOT AFFECT THE SUBJECT PROPERTY

BASIS OF BEARINGS

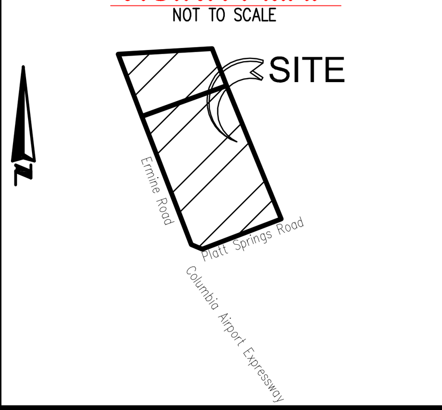
The meridian for all bearings shown hereon is N 23°02'02" W as the Easterly line of Ermine Road as described in Plat Book 13287, Page 301, Lexington County Records.

SIGNIFICANT OBSERVATIONS

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

VICINITY MAP

NOT TO SCALE



LAND AREA

495,936 SQUARE FEET±
11.3851 ACRES±

PARKING SPACES

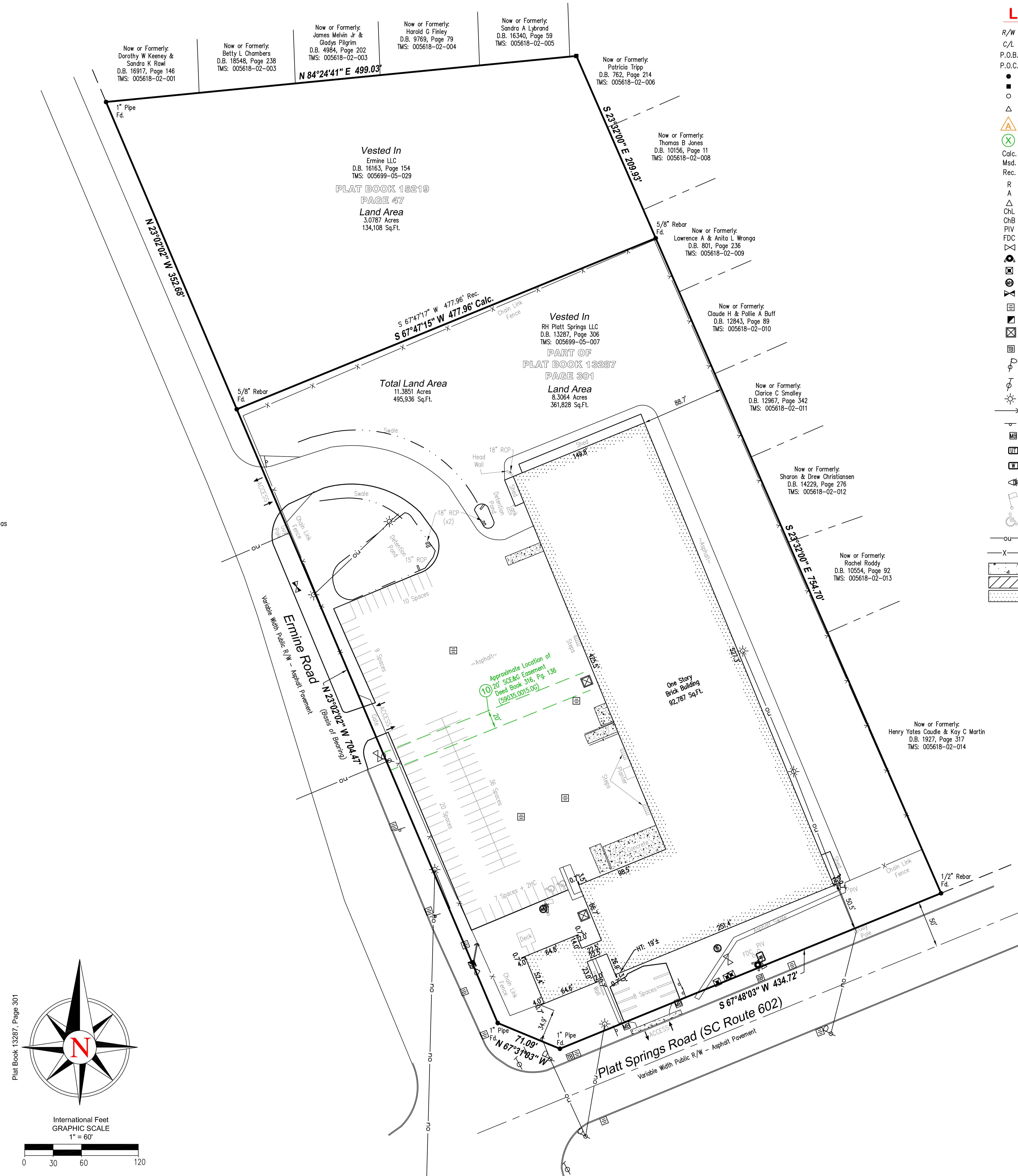
REGULAR= 90 HANDICAP= 2
TOTAL= 92

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT		XXX
PERMITTED USE		
MINIMUM LOT AREA (SQ.FT.)		
MAX BUILDING COVERAGE		
MAX BUILDING HEIGHT		
BUILDING SETBACKS		CONTACT:
FRONT		
SIDE		PHONE/EMAIL:
REAR		
NOTES: AT THE TIME OF THIS SURVEY, THE TRANSACTION PARTIES HAVE NOT PROVIDED THE ZONING INFORMATION.		REPORT DATE: XX/XX/XXXX PZR SITE #:

FLOOD NOTE

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 45063C0278J, WHICH BEARS AN EFFECTIVE DATE OF 07/04/2018 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.



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
- △ – Mag Nail Set
- (A) – Encroachment
- (X) – Schedule B-Section II Item
- Calc. – Calculated
- Msd. – Measured
- Rec. – Record
- R – Radius
- A – Arc Length
- △ – Delta Angle
- ChL – Chord Length
- ChB – Chord Bearing
- PIV – Post Indicator Valve
- FDC – Fire Department Connection
- Water Valve
- Hydrant
- Water Meter
- Manhole
- Gas Valve
- Catch Basin (Square)
- Utility Box
- Transformer
- Traffic Box
- Power Pole
- Traffic Pole
- Light Pole
- Guy Wire
- Sign
- Mail Box
- Utility Vault
- Water Vault
- Ground Light
- Flagpole
- Handicapped Space
- —ou— – Overhead Utility Line
- —X— – Fence
- Concrete Area
- No Parking Area
- Building Area

REFERENCES

Plat Book 13287, Page 301
Plat Book 15219, Page 47

RECORD DESCRIPTION

SHEET 1 OF 1

THE LAND REFERRED TO HEREIN IS DESCRIBED AS FOLLOWS:

ALL that certain piece, parcel, lot or tract of land, with any improvements thereon, situate lying and being in the County of Lexington, State of South Carolina and containing approximately 11.38 acres as shown on that plat prepared for RH Platt Springs, LLC, by Associated E & S, Inc., dated February 12, 1997, last revised December 5, 2008, and recorded in the Office of the Register of Deeds for Lexington County, South Carolina in Plat Book 13287, page 301. Reference to said plat is made for a more complete and accurate description, with all measurements being a little more or less.

LESS AND EXCEPT: ALL that certain piece, parcel, lot or tract of land, with any improvements thereon, situate lying and being in the County of Lexington, State of South Carolina, containing approximately 3.08 acres as shown on that plat prepared by Associated E & S, Inc., dated November 14, 2011, and recorded December 12, 2011 in the Office of the Register of Deeds for Lexington County, South Carolina in Record Book 15219, page 47. Reference to said plat is made for a more complete and accurate description, with all measurements being a little more or less.

The above described parcel is the same parcel as described in Chicago Title Insurance Company, Commitment No. 59035.0015.0G, bearing an effective date of October 24, 2019.

ALL that certain piece, parcel, lot or tract of land, with any improvements thereon, situate lying and being in the County of Lexington, State of South Carolina, containing approximately 3.08 acres as shown on that plat prepared by Associated E & S, Inc., dated November 14, 2011, and recorded December 12, 2011 in the Office of the Register of Deeds for Lexington County, South Carolina in Record Book 15219, page 47. Reference to said plat is made for a more complete and accurate description, with all measurements being a little more or less.

The above described parcel is the same parcel as described in Chicago Title Insurance Company, Commitment No. 59035.0015.0LL, bearing an effective date of October 24, 2019.

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 59035.0015.0G AND 59035.0015.0LL, WITH EFFECTIVE DATES OF OCTOBER 24, 2019.

GENERAL SURVEY NOTES

1. There is direct access to the subject property via Platt Springs Road and Ermine Road, both a public right of way.

2. The address of the site is 3430 Platt Springs Road, West Columbia, SC.

3. 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.

4. There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.

5. 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.

6. According to the United States Fish and Wildlife Service National Wetlands Inventory web site (www.fws.gov/wetlands) there are no wetlands on the subject property. There were no wetland delineation markers observed in the process of conducting the fieldwork and this should not be used as a substitute for an actual field wetlands delineation or Environmental Assessment Report.

7. All field measurements matched record dimensions within the precision requirements of ALTA/NSPS specifications unless otherwise shown.

8. 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.

9. At the time of survey there was no evidence of the property being used as a cemetery, burial ground or grave site.

10. There was no observable evidence of the subject property being used as a solid waste dump, sump or sanitary landfill.

11. At the time of the fieldwork, ownership of fencing shown hereon is unknown to the surveyor.

12. Interior locations are shown per field survey and available records.

ALTA/NSPS LAND TITLE SURVEY

Platt Springs Road Survey
3430 Platt Springs Road
Lexington County West Columbia, SC 29170

SURVEYOR'S CERTIFICATE

To: Chicago Title Insurance Company and GRS Group:

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, 2, 3, 4, 6a, 6b, 7a, 7b1, 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 4, 2019
Date of Final Plat:

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

PRELIMINARY

LMS SURVEYING LTD
Professional Commercial & Residential Land Surveys
P.O. Box 65 • Sharon Center • OH • 44274
330.329.6812 / Surveys@LMSsurveying.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.	19-41967.2 / B-191020
SCALE:	1" = 60'
DRAWN BY:	PS/AL
APPROVED BY:	TRD

REVISION HISTORY

DATE

SURVEY COORDINATED BY:

GRS GROUP
300 SPECTRUM CENTER DRIVE, SUITE 145, IRVINE, CALIFORNIA 92618 I FIELDSURVEYOR@GRS-GLOBAL.COM I PHONE: 330-779-1167