

TITLE COMMITMENT LEGAL DESCRIPTION

Table with 3 columns: SITE AREA, PARCEL A, PARCEL B, AREA. Values include 1,059,433 SQ.FT., 32,971 SQ.FT., 1,087,749 SQ.FT., 24.321 ACRES, 0.757 ACRES, 24.971 ACRES.

PARKING TABLE with 2 columns: TYPE OF SPACES, NO. OF SPACES. Rows include REGULAR (289), TRUCK (6), HANDICAP (5), TOTAL (300).

ACCESS NOTE

DIRECT ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHTS OF WAY OF RUTHERFORD ROAD, DELMAR AVENUE, SUNNY DALE DRIVE & E BELVUE ROAD

ENCROACHMENTS/PROJECTIONS

- (A) FENCE & ASPHALT PROJECT 12.5'
(B) FENCE PROJECTS 29.4'
(C) FENCE PROJECTS 27.3'
(D) FENCE PROJECTS 28.8'
(E) ASPHALT PROJECTS
(F) FENCE PROJECTS 1.9'
(G) FENCE PROJECTS 0.3'
(H) ADJOINER'S STRUCTURES & FENCE ENCROACH
(I) FENCE PROJECTS 4.1' @ GREATEST POINT

REFERENCE PLAT

- 1. PLAT BOOK 225, PAGE 19
2. PLAT ENTITLED "RECOMBINATION PLAT FOR STEELE HEDDLE" PREPARED BY SITE DESIGN, INC. DATED AUGUST 17, 2020.

REFERENCE DEED

DEED BOOK 2456, PAGE 1765

TAX ASSESSOR PARCEL NO.

P00400100200, P00400100100, & 0003000300100

BASIS OF BEARINGS

SOUTH CAROLINA STATE PLANE COORDINATES WERE USED AS HE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, GREENVILLE COUNTY, STATE OF SOUTH CAROLINA WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 45045C0338E.

ZONE "X" DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

ZONE "X SHADED" DEFINED AS AREAS OF FUTURE CONDITIONS 1% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" DEFINED AS SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED

THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

SURVEYOR'S NOTES

- 1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO OBSERVED EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE LOCATED ON SUBJECT PROPERTY.
5. NO GAPS OR OVERLAPS OBSERVED.
6. WITH REGARD TO TABLE A, ITEM 11, SOURCE INFORMATION FROM PLANS AND MARKINGS WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION AND/OR A PRIVATE UTILITY LOCATE REQUEST MAY BE NECESSARY.

24.97 ACRES LOCATED AT 1801 RUTHERFORD ROAD, GREENVILLE COUNTY, SOUTH CAROLINA.

ALL THAT CERTAIN, PIECE, PARCEL OR TRACT OF LAND TOGETHER WITH BUILDINGS AND IMPROVEMENTS THEREON, SITUATE LYING AND BEING ON THE EASTERN SIDE OF DELMAR AVENUE AND ON THE SOUTHERN SIDE OF SUNNYDALE DRIVE IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND HAVING THE FOLLOWING METES AND BOUNDS ACCORDING TO PLAT MADE BY JOHNNY W. NOBLES AND ASSOCIATES OF LUMBERTON, NC DATED FEBRUARY 11, 2002, TO-WIT:

COMMENCING AT A FOUND NAIL AND CAP AT THE INTERSECTION OF CSX TRANSPORTATION CO., INC. RAILROAD AND BELVUE ROAD AND RUNNING S. 71-16-25 W. FOR A DISTANCE OF 278.29 FEET TO A FOUND PK NAIL; THENCE S. 59-01-00 W. FOR A DISTANCE OF 622.11 FEET TO A FOUND PK NAIL; THENCE S. 62-55-00 W. FOR A DISTANCE OF 215.07 FEET TO A FOUND IRON PIN; THENCE S. 71-53-14 W. FOR A DISTANCE OF 620.03 FEET TO A FOUND IRON PIN; THENCE N. 27-05-08 W. FOR A DISTANCE OF 124.11 FEET TO A FOUND IRON PIN; THENCE N. 25-43-24 W. FOR A DISTANCE OF 184.50 FEET TO A FOUND IRON PIN; THENCE N. 17-32-38 W. FOR A DISTANCE OF 263.0 FEET TO A CALCULATED POINT, THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 482.72 FEET TO A FOUND IRON PIN; THENCE N. 01-09-30 W. FOR A DISTANCE OF 253.70 FEET TO A FOUND IRON PIN; THENCE N. 04-46-55 E. FOR A DISTANCE OF 150.82 FEET TO A FOUND IRON PIN; THENCE N. 30-48-00 E. FOR A DISTANCE OF 280.59 FEET TO A FOUND IRON PIN; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE FOR A DISTANCE OF 79.00 FEET TO A FOUND IRON PIN; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE FOR A DISTANCE OF 78.70 FEET TO A FOUND IRON PIN; THENCE CONTINUE NORTHEASTERLY ALONG SAID LINE FOR A DISTANCE OF 210.69 FEET TO A FOUND RAILROAD SPIKE; THENCE S. 83-23-59 E. FOR A DISTANCE OF 192.41 FEET TO A CHISELED "X" MARK ON A CONCRETE PAD; THENCE S. 40-12-01 E. FOR A DISTANCE OF 127.01 FEET TO A FOUND IRON PIN; THENCE S. 38-34-59 E., FOR A DISTANCE OF 536.23 FEET TO A FOUND IRON PIN; THENCE N. 36-39-07 E. FOR A DISTANCE OF 116.00 FEET TO A CALCULATED POINT; THENCE S. 19-55-19 E., FOR A DISTANCE OF 606.78 FEET TO A CALCULATED POINT; THENCE S. 69-21-39 W. FOR A DISTANCE OF 1151.69 FEET TO THE POINT OF BEGINNING, CONTAINING 1,087.778 SQUARE FEET OR 24.97 ACRES, MORE OR LESS.

FOR INFORMATION PURPOSES ONLY: THIS BEING THE SAME PROPERTY CONVEYED TO PES, LLC BY DEED TO REAL ESTATE OF JOHN K. FORD, BANKRUPTCY TRUSTEE FOR GREENVILLE PROPERTIES, LLC, DATED DECEMBER 5, 2014, AND RECORDED DECEMBER 9, 2014, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK DE 2456 AT PAGE 1765. TMS #P004000100100.

LESS AND EXCEPT PARCEL 1, CONTAINING 0.017 ACRES, AND PARCEL 2, CONTAINING 0.154 ACRE, CONVEYED TO LISTER PROPERTIES, LLC BY DEED OF PES, LLC, DATED JANUARY 27, 2021, AND RECORDED JANUARY 27, 2021, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK DE 2614 AT PAGE 3510, DESCRIBED AS FOLLOWS:

PARCEL 1, CONTAINING 0.017 ACRE:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS 0.017 ACRE ON A PLAT ENTITLED, "RECOMBINATION PLAT FOR STEELE HEDDLE", DATED AUGUST 17, 2020, PREPARED BY SITE DESIGN, INC., AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR AND RUNNING S 51-25-01 W, 34.11' TO AN IRON PIN SET 1/2" REBAR; THENCE N 45-52-31 W, 21.12' TO AN IRON PIN SET 1/2" REBAR; THENCE N 51-17-46 E, 36.80' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S 38-34-59 E, 20.95' TO THE POINT OF BEGINNING.

BEING A PORTION OF TMS #P004000100100 AND TO BE COMBINED WITH AND MADE A PART OF TMS #P003000300201.

PARCEL 2, CONTAINING 0.154 ACRE:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS 0.154 ACRE ON A PLAT ENTITLED, "RECOMBINATION PLAT FOR STEELE HEDDLE", DATED AUGUST 17, 2020, PREPARED BY SITE DESIGN, INC., AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR AND RUNNING N 44-46-28 W, 181.63' TO A SET MAG NAIL; THENCE S 83-26-49 E, 57.37' TO AN OLD "X" IN CONCRETE; THENCE S 40-13-46 E, 126.91' TO AN IRON PIN OLD 3/4" OPEN TOP BENT; THENCE S 51-17-46 W, 36.80' TO THE POINT OF BEGINNING.

BEING A PORTION OF TMS #P004000100100 AND TO BE COMBINED WITH AND MADE A PART OF TMS #P003000300100.

PLUS

0.171 ACRE, GREENVILLE COUNTY, SOUTH CAROLINA:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, BEING SHOWN AND DESIGNATED AS 0.171 ACRES ON A PLAT ENTITLED "RECOMBINATION PLAT FOR STEELE HEDDLE", DATED AUGUST 17, 2020, PREPARED BY SITE DESIGN, INC., AND HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR AND RUNNING N 38-34-59 W, 120.00' TO A POINT LOCATED IN THE CENTERLINE OF A CREEK, CROSSING OVER A REFERENCE IRON PIN SET 1/2" REBAR AT 102.92'; THENCE RUNNING ALONG SAID CENTERLINE CREEK AS THE LINE, N 40-34-58 E, 38.11' TO A POINT; THENCE N 62-27-19 E, 23.00' TO A POINT; THENCE LEAVING SAID CENTERLINE, S 38-34-59 E, 122.76' TO AN IRON PIN SET 1/2" REBAR, CROSSING OVER A REFERENCE IRON PIN SET 1/2" REBAR AT 9.50'; THENCE S 51-25-01 W, 60.00' TO THE POINT OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: THIS BEING THE SAME PROPERTY CONVEYED TO PES, LLC BY DEED OF LISTER PROPERTIES, LLC, DATED JANUARY 27, 2021, AND RECORDED JANUARY 27, 2021, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK DE 2614 AT PAGE 3515. BEING A PORTION OF TMS #P003000300201 AND TO BE COMBINED WITH AND MADE A PART OF TMS #P004000100100.

24.321 ACRES AND 0.757 ACRE LOCATED AT 1801 RUTHERFORD ROAD, GREENVILLE COUNTY, SOUTH CAROLINA:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF RUTHERFORD ROAD AND THE CSX RAILROAD RIGHT OF WAY AND ON THE WESTERN SIDE OF BELVUE ROAD AND ON THE EASTERN SIDE OF DELMAR AVENUE NEAR THE CITY OF GREENVILLE IN GREENVILLE COUNTY, SOUTH CAROLINA AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

COMMENCING AT A FOUND NAIL AND CAP AT THE INTERSECTION OF CSX TRANSPORTATION CO., INC. RAILROAD AND BELVUE ROAD AND RUNNING S. 71-16-25 W. FOR A DISTANCE OF 278.29 FEET TO A FOUND PK NAIL; THE POINT OF BEGINNING; THENCE S. 59-01-00 W. FOR A DISTANCE OF 622.11 FEET TO A PK NAIL; THENCE S. 62-55-00 W. FOR A DISTANCE OF 215.07 FEET TO A FOUND IRON PIN; THENCE S. 71-53-14 W. FOR A DISTANCE OF 620.03 FEET TO A FOUND IRON PIN; THENCE N. 27-05-08 W. FOR A DISTANCE OF 124.11 FEET TO A FOUND IRON PIN; THENCE N. 25-43-24 W. FOR A DISTANCE OF 184.50 FEET TO FOUND IRON PIN; THENCE N. 17-32-38 W. FOR A DISTANCE OF 263.00 FEET TO A CALCULATED POINT; THENCE N. 69-21-39 E. FOR A DISTANCE OF 1,151.69 FEET TO A CALCULATED POINT; THENCE S. 19-55-19 W. FOR DISTANCE OF 606.78 FEET TO A CALCULATED POINT; THENCE N. 36-39-07 E. FOR A DISTANCE OF 529.16 FEET TO A FOUND IRON PIN; THENCE S. 51-09-11 E. FOR A DISTANCE OF 200.33 FEET TO A FOUND IRON PIN; THENCE N. 61-54 E. 182 FEET ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE N. 48-20-18 E. FOR A DISTANCE OF 100.50 FEET TO A FOUND IRON PIN; THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE FOR A DISTANCE OF 100.01 FEET TO A FOUND IRON PIN; THENCE S. 36-41-27 W. FOR A DISTANCE OF 620.88 FEET TO A FOUND IRON PIN; THENCE S. 38-47-00 E. FOR A DISTANCE OF 684.25 FEET TO THE POINT OF BEGINNING, CONTAINING 1,060.137 SQUARE FEET OR 24.34 ACRES, MORE OR LESS.

ALSO: ALL OF THAT PIECE, PARCEL OR LOT OF LAND CONTAINING .79 OF AN ACRE, MORE OR LESS, LYING BETWEEN THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX) AND THE RIGHT OF WAY OF U. S. HIGHWAY #29 IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND HAVING ACCORDING TO A PLAT OF DALTON & NEVES, DATED MARCH 1941, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK J, PAGE 265, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX) AND THE RIGHT OF WAY OF U. S. ILIGHWAY #29 AND RUNNING THENCE S. 64-12 W. 204.2 FEET ALONG THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX); THENCE S. 69-07 W. 160.3 FEET ALONG THE RIGHT OF WAY OF P.& N. RAILWAY (NOW CSX); THENCE S. 70-42 W., 408.5 FEET STILL ALONG SAID RAILWAY RIGHT OF WAY TO AN IRON PIN; THENCE S. 47-11 E. 99 FEET TO AN IRON PIN ON THE LINE OF THE RIGHT OF WAY OF U. S. HIGHWAY #29; THENCE N. 63-25 E. 351.4 FEET ALONG THE NORTHERN SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE N. 61-54 E. 182 FEET ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE N. 58-29 E. STILL ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY 201.2 FEET TO THE BEGINNING CORNER, LESS, HOWEVER, THAT PORTION OF SAID LOT AS WAS PREVIOUSLY CONVEYED BY STEEL HEDDLE MANUFACTURING COMPANY TO JESSE L. HELMS BY DEED RECORDED IN DEED BOOK 567, PAGE 48.

ALSO: ALL OF THE RIGHT, TITLE AND INTEREST OF THE MORTGAGE TO THE EXTENT SAME IS NOT INCLUDED IN THE 24.34 ACRE PARCEL DESCRIBED ABOVE IN AND TO THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF CATALINA DRIVE NEAR THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING .065 ACRE, MORE OR LESS, AND HAVING ACCORDING TO PLAT OF SURVEY PREPARED BY PIEMONT ENGINEERS, ARCHITECTS & PLANNERS DATED OCTOBER 6, 1976, ENTITLED "SURVEY FOR STEEL HEDDLE MTG. CO." AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 5-W, PAGE 46, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A RAILROAD SPIKE AT OR NEAR THE INTERSECTION OF THE RIGHTS OF WAY FOR CATALINA DRIVE AND DELMAR AVENUE AND RUNNING THENCE S. 47-11 E. 116.06 FEET TO AN IRON PIN ON THE NORTHERN EDGE OF THE RIGHT OF WAY FOR THE SEABOARD RAILROAD (NOW CSX); THENCE WITH THE NORTHERN EDGE OF THE RIGHT OF WAY FOR SAID SEABOARD RAILROAD (NOW CSX), S. 70-31 W. 55 FEET TO AN IRON PIN; THENCE N. 18-52 W. 102.71 FEET TO THE POINT OF BEGINNING.

THE ABOVE REAL PROPERTY IS INTENDED TO BE THE SAME AS:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING ON THE NORTHERN SIDE OF RUTHERFORD ROAD AND THE CSX RAILROAD RIGHT OF WAY AND ON THE WESTERN SIDE OF BELVUE ROAD AND ON THE EASTERN SIDE OF DELMAR AVENUE NEAR THE CITY OF GREENVILLE, IN GREENVILLE COUNTY, SC, AND HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

COMMENCING AT A FOUND NAIL & CAP AT THE INTERSECTION OF CSX TRANSPORTATION CO., INC., RAILROAD AND BELVUE ROAD AND RUNNING S. 71-16-25 W. A DISTANCE OF 278.29 FEET TO A FOUND PK NAIL, THE POINT OF BEGINNING; THENCE S. 59-01-00 W. A DISTANCE OF 622.11 FEET TO A FOUND PK NAIL; THENCE S. 62-55-00 W. A DISTANCE OF 215.07 FEET TO A FOUND IRON PIN; THENCE S. 71-53-14 W. A DISTANCE OF 620.03 FEET TO A FOUND IRON PIN; THENCE N. 27-05-08 W. A DISTANCE OF 124.11 FEET TO A FOUND IRON PIN; THENCE N. 25-43-24 W. A DISTANCE OF 184.50 FEET TO A FOUND IRON PIN; THENCE N. 17-32-38 W. A DISTANCE OF 310.35 FEET TO A CALCULATED POINT; THENCE N. 70-27-11 E. A DISTANCE OF 760.53 FEET TO A CALCULATED POINT; THENCE N. 19-32-49 W. A DISTANCE OF 387.02 FEET TO A CALCULATED POINT; THENCE N. 70-27-11 E. A DISTANCE OF 308.00 FEET TO A CALCULATED POINT; THENCE N. 19-32-49 W. A DISTANCE OF 142.61 FEET TO A CALCULATED POINT; THENCE N. 36-39-07 E. A DISTANCE OF 622.21 FEET TO A FOUND IRON PIN; THENCE S. 51-09-11 E. A DISTANCE OF 200.33 FEET TO A FOUND IRON PIN; THENCE S. 48-20-18 E. A DISTANCE OF 100.50 FEET TO A FOUND IRON PIN; THENCE CONTINUE SOUTHEASTERLY ALONG SAID LINE, A DISTANCE OF 100.01 FEET TO A FOUND IRON PIN; THENCE S. 36-41-27 W. A DISTANCE OF 620.88 FEET TO A FOUND IRON PIN; THENCE S. 36-41-26 W. A DISTANCE OF 34.04 FEET TO A FOUND IRON PIN; THENCE S. 38-47-00 E., A DISTANCE OF 684.25 FEET TO THE POINT OF BEGINNING. LESS, HOWEVER, THAT CERTAIN PROPERTY DEEDED OUT IN DEED BOOK 1990 AT PAGE 1224, RECORDED IN THE RECORDS OF REGISTER OF DEEDS FOR GREENVILLE COUNTY, S.C.

ALSO: ALL OF THAT PIECE, PARCEL OR LOT OF LAND CONTAINING .79 OF AN ACRE, MORE OR LESS, LYING BETWEEN THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX) AND THE RIGHT OF WAY OF U. S. HIGHWAY #29 IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, AND HAVING ACCORDING TO A PLAT OF DALTON & NEVES, DATED MARCH 1941, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK J, PAGE 265, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX) AND THE RIGHT OF WAY OF U. S. HIGHWAY #29 AND RUNNING THENCE S. 64-12 W. 204.2 FEET ALONG THE RIGHT OF WAY OF THE P. & N. RAILWAY (NOW CSX); THENCE S. 69-07 W. 160.3 FEET ALONG THE RIGHT OF WAY OF P.& N. RAILWAY (NOW CSX); THENCE S. 70-42 W., 408.5 FEET STILL ALONG SAID RAILWAY RIGHT OF WAY TO AN IRON PIN; THENCE S. 47-11 E. 99 FEET TO AN IRON PIN ON THE LINE OF THE RIGHT OF WAY OF U. S. HIGHWAY #29; THENCE N. 63-25 E. 351.4 FEET ALONG THE NORTHERN SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE N. 61-54 E. 182 FEET ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY; THENCE N. 58-29 E. STILL ALONG THE NORTH SIDE OF THE RIGHT OF WAY OF SAID HIGHWAY 201.2 FEET TO THE BEGINNING CORNER, LESS, HOWEVER, THAT PORTION OF SAID LOT AS WAS PREVIOUSLY CONVEYED BY STEEL HEDDLE MANUFACTURING COMPANY TO JESSE L. HELMS BY DEED RECORDED IN DEED BOOK 567, PAGE 48.

ALSO: ALL OF THE RIGHT, TITLE AND INTEREST OF THE MORTGAGE TO THE EXTENT SAME IS NOT INCLUDED IN THE 24.34 ACRE PARCEL DESCRIBED ABOVE IN AND TO THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON THE SOUTHERN SIDE OF CATALINA DRIVE NEAR THE CITY OF GREENVILLE, COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA, CONTAINING .065 ACRE, MORE OR LESS, AND HAVING ACCORDING TO PLAT OF SURVEY PREPARED BY PIEMONT ENGINEERS, ARCHITECTS & PLANNERS DATED OCTOBER 6, 1976, ENTITLED "SURVEY FOR STEEL HEDDLE MTG. CO." AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN PLAT BOOK 5-W, PAGE 46, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT A RAILROAD SPIKE AT OR NEAR THE INTERSECTION OF THE RIGHTS OF WAY FOR CATALINA DRIVE AND DELMAR AVENUE AND RUNNING THENCE S. 47-11 E. 116.06 FEET TO AN IRON PIN ON THE NORTHERN EDGE OF THE RIGHT OF WAY FOR THE SEABOARD RAILROAD (NOW CSX); THENCE WITH THE NORTHERN EDGE OF THE RIGHT OF WAY FOR SAID SEABOARD RAILROAD (NOW CSX), S. 70-31 W. 55 FEET TO AN IRON PIN; THENCE N. 18-52 W. 102.71 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION PURPOSES ONLY: THIS BEING THE SAME PROPERTY CONVEYED TO PES, LLC BY DEED TO REAL ESTATE OF JOHN K. FORD, BANKRUPTCY TRUSTEE FOR 1801 RUTHERFORD ROAD ASSOCIATES, LLC, DATED DECEMBER 5, 2014, AND RECORDED DECEMBER 9, 2014, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK DE 2456 AT PAGE 1774. TMS #P004000100200.

EXCEPTIONS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO.: 543.0014 DATED: AUGUST 11, 2021

- (11) NOTICE REGARDING HAZARDOUS WASTE MANAGEMENT ON THE LAND GIVEN BY STEEL HEDDLE MFG. CO, DATED JUNE 9, 1989, AND RECORDED JUNE 14, 1989, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 1364, PAGE 649. NO PLOTTABLE ITEMS.
(13) TERMS AND CONDITIONS OF LEASE GIVEN BY THE STEEL HEDDLE MANUFACTURING CO. (SOUTHERN SHUTTLES PLANT), AS LESSOR, TO DUKE POWER COMPANY, AS LESSEE, DATED OCTOBER 24, 1963, AND RECORDED NOVEMBER 8, 1963, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 735, PAGE 525. PLOTTED AND SHOWN HEREON.
(14) EASEMENT GIVEN TO DUKE POWER COMPANY BY STEEL HEDDLE MANUFACTURING COMPANY DATED OCTOBER 5, 1948, AND RECORDED OCTOBER 15, 1948, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 362, PAGE 197. BLANKET IN NATURE.
(15) EASEMENT LEASE GIVEN TO DUKE POWER COMPANY BY STEEL HEDDLE MANUFACTURING COMPANY DATED OCTOBER 10, 1948, AND RECORDED NOVEMBER 17, 1948, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 365, PAGE 250. BLANKET IN NATURE.
(22) RIGHT OF WAY GIVEN BY J. M. DEAN TO WESTERN CAROLINA REGIONAL SEWER AUTHORITY, DATED JULY 12, 1974, AND RECORDED AUGUST 12, 1974, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 1004, PAGE 599. PLOTTED AND SHOWN HEREON.
(23) RIGHT OF WAY GIVEN BY J. M. DEAN TO METROPOLITAN SEWER SUBDISTRICT, DATED FEBRUARY 2, 1980, AND RECORDED FEBRUARY 4, 1980, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 1120, PAGE 137. PLOTTED AND SHOWN HEREON.
(26) SUBJECT TO MATTERS OF SURVEY SHOWN ON THAT CERTAIN PLAT ENTITLED, "RECOMBINATION PLAT FOR STEELE HEDDLE" PREPARED BY SITE DESIGN, INC., DATED AUGUST 17, 2020, AS FOLLOWS:
1. OVERHEAD POWER LINES;
2. SANITARY SEWER LINE.
PLOTTED AND SHOWN HEREON.

AS TO 24.321 ACRE, GREENVILLE, GREENVILLE COUNTY, SOUTH CAROLINA:

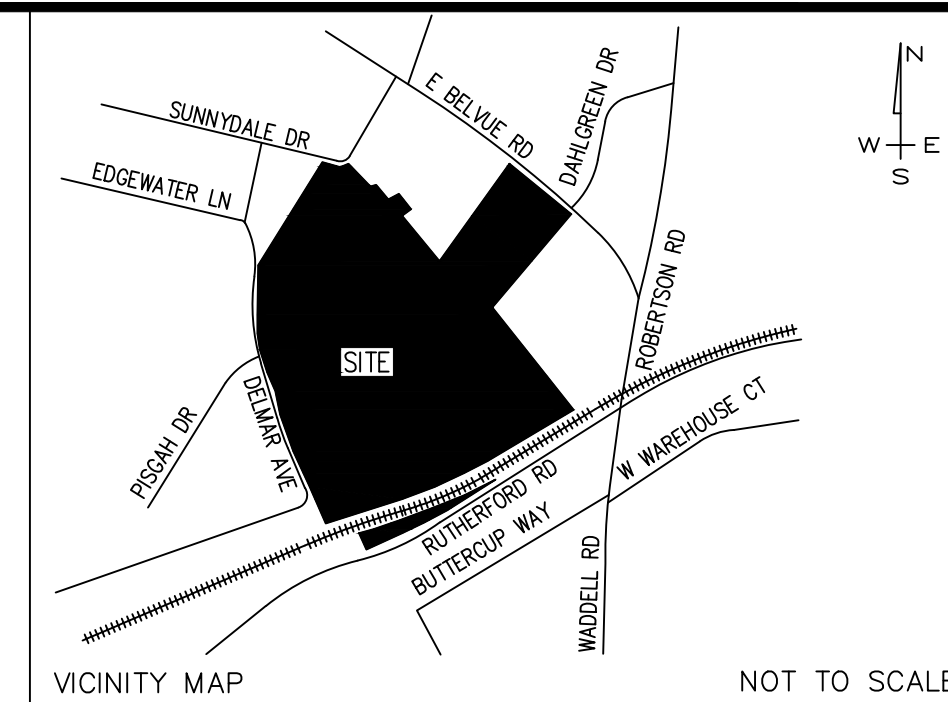
- (27) DECLARATION OF COVENANTS AND RESTRICTIONS MADE BY PES, LLC, DATED JANUARY 27, 2016, AND RECORDED FEBRUARY 2, 2016, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK DE 2481, PAGE 2756. NO PLOTTABLE ITEMS.
(28) TERMS AND CONDITIONS OF LEASE GIVEN BY THE STEEL HEDDLE MANUFACTURING CO. (SOUTHERN SHUTTLES PLANT), AS LESSOR, TO DUKE POWER COMPANY, AS LESSEE, DATED OCTOBER 24, 1963, AND RECORDED NOVEMBER 8, 1963, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN BOOK 735, PAGE 525. PLOTTED AND SHOWN HEREON.
(29) SUBJECT TO MATTERS OF SURVEY SHOWN ON THAT CERTAIN PLAT PREPARED FOR PES, LLC BY SITE DESIGN, INC., DATED NOVEMBER 11, 2015, AND RECORDED NOVEMBER 24, 2015, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA, IN PLAT BOOK 1225, PAGE 19, AS FOLLOWS:

A. AS TO 24.321 ACRES, SHOWN AS PARCEL A ON SAID PLAT:

- 1. 50' BUILDING LINE ALONG THE SOUTHERN BOUNDARY LINE PARALLEL TO THE PIEDMONT AND NORTHERN RAILROAD, ALONG THE WESTERN BOUNDARY LINE ALONG THE RIGHT-OF-WAY OF DELMAR AVENUE, AND ALONG THE EASTERNMOST BOUNDARY LINE ALONG THE RIGHT-OF-WAY OF EAST BELVUE ROAD (SC 167).
2. 25' BUILDING LINE ALONG THE NORTHWESTERmost BOUNDARY LINE IN COMMON WITH PROPERTY NOW OR FORMERLY OF LISTER PROPERTIES, LLC, ALONG THE SOUTHEASTERN BOUNDARY LINE IN COMMON WITH PROPERTY NOW FORMERLY OF NORTH GREENVILLE CONGREGATION, AND ALONG THE EASTERN BOUNDARY LINE IN COMMON WITH PROPERTIES NOW OR FORMERLY OF NORTH GREENVILLE CONGREGATION, MARCIA GOSNELL PURCELL, AND WILLIAM DON GOSNELL.
3. OVERHEAD POWER LINES, POWER POLES, GUY ANCHORS, LIGHT POLES; GAS METER, GAS LINE, GAS VALVES; STORM DRAINS, DROP INLETS, CATCH BASINS; FIRE HYDRANTS, WATER METER, WATER VALVES, WATER MAN HOLES; SANITARY SEWER MANHOLES; CLEAN OUT; MAN HOLES; FIBER OPTIC CABLE; TELEPHONE PEDESTAL; POND; CHAIN LINK FENCES; RIPRAP.
4. 40' DUKE POWER RIGHT-OF-WAY RUNNING ACROSS THE LAND FROM THE SOUTHERNMOST BOUNDARY LINE ALONG AND PARALLEL TO THE EASTERN BOUNDARY LINE IN COMMON WITH PROPERTIES NOW OR FORMERLY OF NORTH GREENVILLE CONGREGATION, MARCIA GOSNELL PURCELL, AND WILLIAM DON GOSNELL, TO THE WESTERN BOUNDARY LINE IN COMMON WITH PROPERTY NOW OR FORMERLY OF PES LLC.
5. ENCROACHMENT OF ADJOINER'S CONCRETE DRIVE FROM PROPERTY NOW OR FORMERLY OF NORTH GREENVILLE CONGREGATION ACROSS SOUTHEASTERN BOUNDARY LINE IN COMMON WITH PROPERTY NOW OR FORMERLY OF NORTH GREENVILLE CONGREGATION.
6. 0.3' FENCE PROJECTION AND 1.9' FENCE PROJECTION ACROSS SOUTHEASTERN BOUNDARY LINE IN COMMON WITH PROPERTY NOW OR FORMERLY OF NORTH GREENVILLE CONGREGATION.
7. 7.4' ASPHALT AND FENCE PROJECTION ALONG AND ACROSS A PORTION OF EASTERN BOUNDARY LINE IN COMMON WITH PROPERTY NOW OR FORMERLY OF WILLIAM DON GOSNELL AND THE SOUTHERN BOUNDARY LINE PARALLEL TO THE PIEDMONT AND NORTHERN RAILROAD.
8. RIGHT-OF-WAY FOR RUTHERFORD ROAD, DELMAR AVENUE, AND EAST BELVUE ROAD.

B. AS TO 0.757 ACRE, SHOWN AS PARCEL B ON SAID PLAT:

- 1. STORM DRAIN, WATER VALVE, WATER METER.
2. RIGHT-OF-WAY FOR RUTHERFORD ROAD.
CURRENT IMPROVEMENTS, KNOWN EASEMENTS AND OBSERVED ENCROACHMENTS/PROJECTIONS PLOTTED AND SHOWN HEREON.



SURVEYOR'S CERTIFICATE

TO: UNIVERSITY CAPITAL PARTNERS; CHICAGO 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 2021 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, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(A), 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 24, 2021.

DATE OF PLAT OR MAP: SEPTEMBER 29, 2021

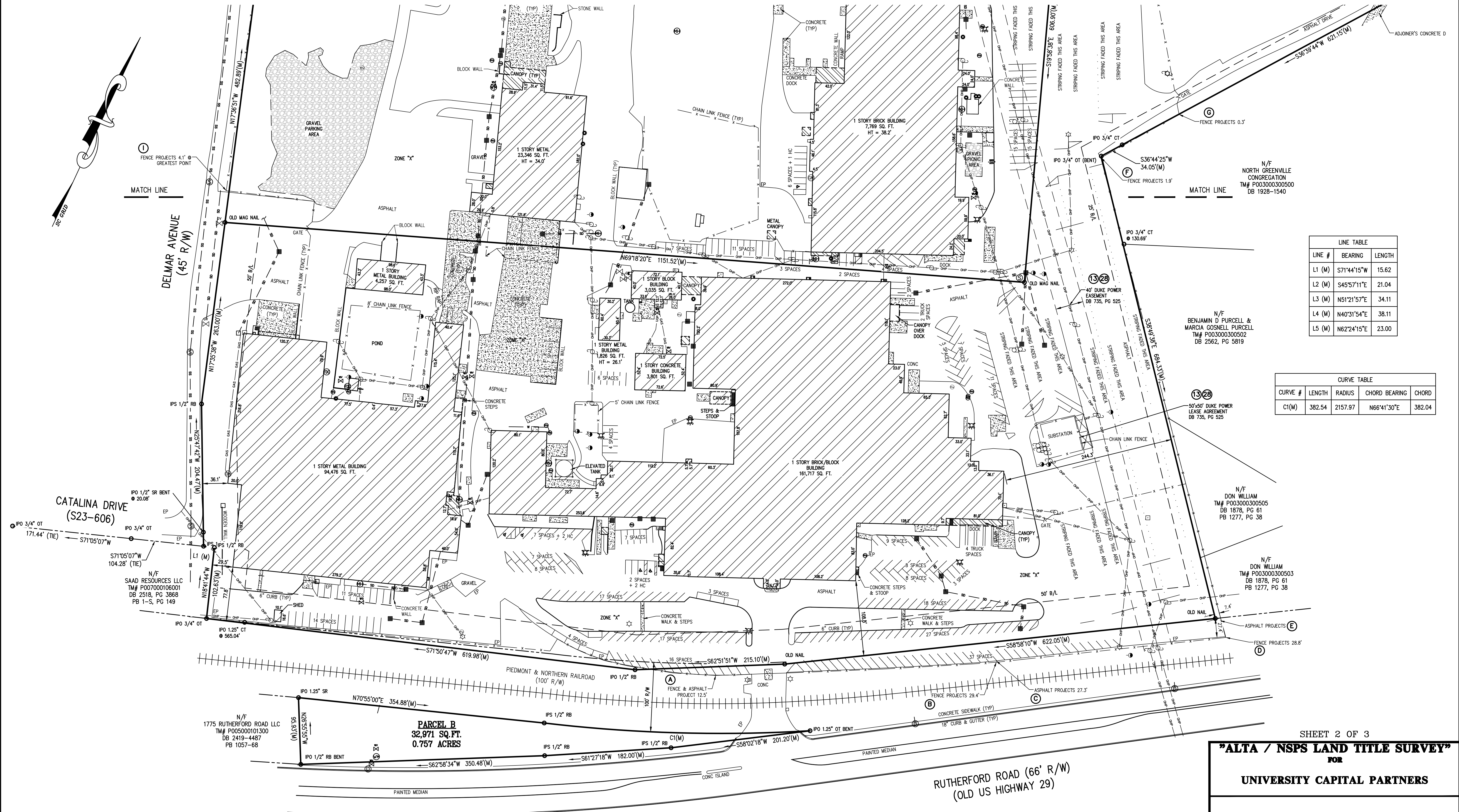
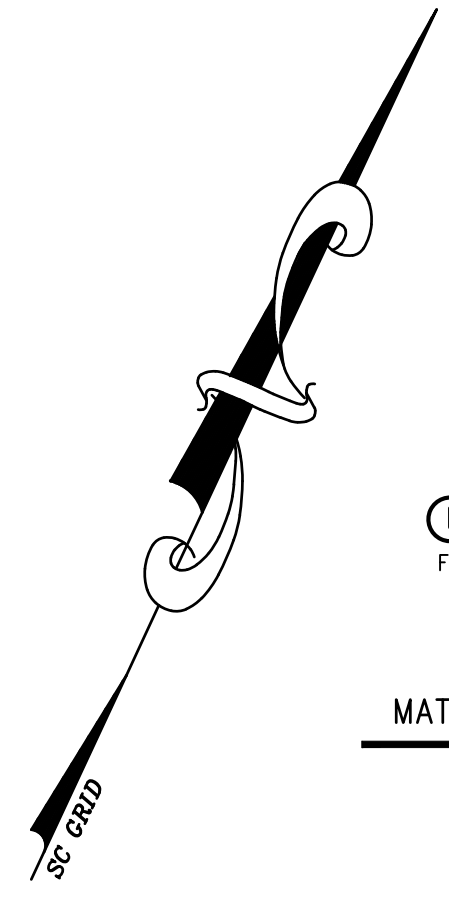
BY: A. CLAY JONES, P.L.S.

S.C. REG. NO 26210 STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 543.0014 BEARING AN EFFECTIVE DATE OF AUGUST 11, 2021

SHEET 1 OF 3

ALTA / NSPS LAND TITLE SURVEY FOR UNIVERSITY CAPITAL PARTNERS 1801 RUTHERFORD ROAD GREENVILLE COUNTY GREENVILLE, SOUTH CAROLINA SITE DESIGN, INC. CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS 225 ROCKY CREEK ROAD, GREENVILLE, SC 29615 PH: (864)271-0496 www.sitedesign-inc.com



① FENCE PROJECTS 4.1' @ GREATEST POINT
MATCH LINE

N/F NORTH GREENVILLE CONGREGATION
TM# P003000300500
DB 1928-1540
MATCH LINE

LINE TABLE			
LINE #	BEARING	LENGTH	
L1 (M)	S71°44'15"W	15.62	
L2 (M)	S45°57'11"E	21.04	
L3 (M)	N51°21'57"E	34.11	
L4 (M)	N40°31'54"E	38.11	
L5 (M)	N62°24'15"E	23.00	

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	382.54	2157.97	N66°41'30"E	382.04

N/F BENJAMIN D PURCELL & MARCIA GOSNELL PURCELL
TM# P003000300502
DB 2562, PG 5819

N/F DON WILLIAM
TM# P003000300505
DB 1878, PG 61
PB 1277, PG 38

N/F DON WILLIAM
TM# P003000300503
DB 1878, PG 61
PB 1277, PG 38

PARCEL B
32,971 SQ. FT.
0.757 ACRES

SHEET 2 OF 3

"ALTA / NSPS LAND TITLE SURVEY"
FOR
UNIVERSITY CAPITAL PARTNERS

1801 RUTHERFORD ROAD
GREENVILLE COUNTY
GREENVILLE, SOUTH CAROLINA

- LEGEND**
- BL BUILDING LINE
 - CL CENTERLINE
 - CM CORRUGATED METAL PIPE
 - CT CRIMP TOP
 - DE DRAINAGE EASEMENT
 - EP EDGE OF PAVEMENT
 - EP IRON PIN OLD-O
 - IPS IRON PIN SET-O
 - N&C NAIL & CAP
 - OT OPEN TOP
 - RB REBAR
 - RCP REINFORCED CONC PIPE
 - R/W RIGHT OF WAY
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SSE SS EASEMENT
 - CA/TV CABLE TV PEDESTAL
 - TEL TELEPHONE PEDESTAL
 - EM ELECTRIC METER
 - CB CATCH BASIN
 - VCP VITRIFIED CLAY PIPE
 - DI DROP INLET
 - ELEC TRANS
 - X 90.0 ELEVATION
 - IRON PIN OLD-O
 - GAS METER
 - GV GAS VALVE
 - LP LIGHT POLE
 - PP POWER POLE
 - REBAR
 - GP GUY ANCHOR
 - SDMH SD MANHOLE
 - SSMH SS MANHOLE
 - TMH TELEPHONE MANHOLE
 - CO CLEAN OUT
 - GT GREASE TRAP MANHOLE
 - TC/BC TOP/BOTTOM CURB
 - TW/BW TOP/BOTTOM WALL
 - VCP VITRIFIED CLAY PIPE
 - WATER METER
 - WV WATER VALVE
 - CTV CABLE TV
 - FENCE LINE
 - FOC FIBER OPTIC CABLE
 - GAS GAS LINE
 - OH OVERHEAD POWER
 - OH OVERHEAD TELEPHONE
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - UP UNDERGROUND POWER
 - UT UNDERGROUND TEL
 - W WATER LINE
 - PI POST INDICATOR VALVE

DATE	9-24-21	FIELD CREW	RM/NL/ MM/CW/MS/AH	DRAWN BY	JG/BOO	CHECKED BY	JG
SCALE	1"=50'	GRAPHIC SCALE					

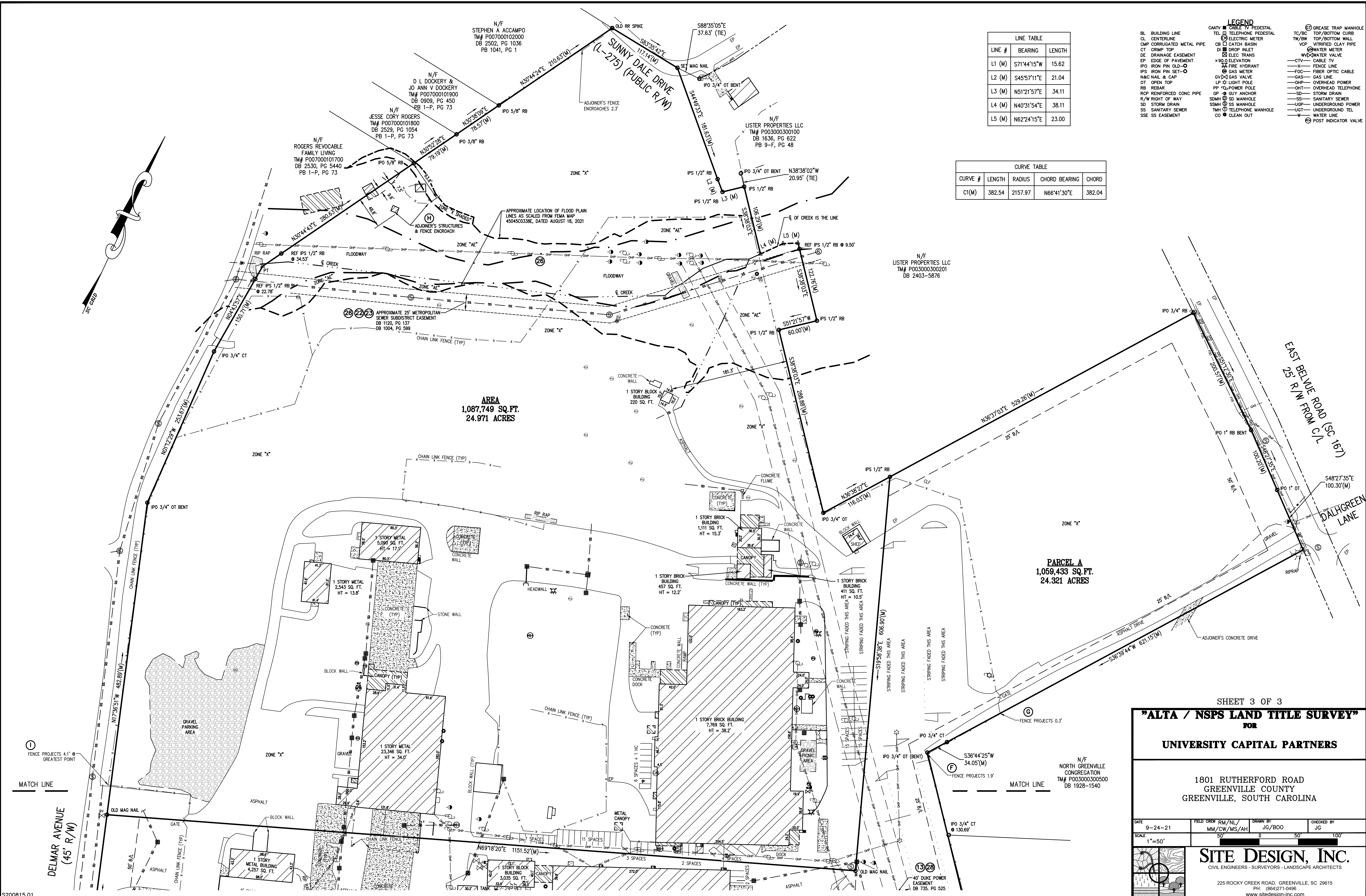
SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

225 ROCKY CREEK ROAD, GREENVILLE, SC 29615
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LINE TABLE		
LINE #	BEARING	LENGTH
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CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	382.54	2157.97	N66°41'30"E	382.04

LEGEND			
BL	BUILDING LINE	⊕	GREASE TRAP MANHOLE
CL	CENTERLINE	⊕	TOP/BOTTOM CURB
CMP	CORRUGATED METAL PIPE	⊕	TOP/BOTTOM WALL
CT	CRIMP TOP	⊕	VCP
DE	DRAINAGE EASEMENT	⊕	WATER METER
EP	EDGE OF PAVEMENT	⊕	WATER VALVE
N&C	NAIL & CAP	⊕	WATER VALVE
OT	OPEN TOP	⊕	WATER VALVE
RB	REBAR	⊕	WATER VALVE
RCP	REINFORCED CONC PIPE	⊕	WATER VALVE
R/W	RIGHT OF WAY	⊕	WATER VALVE
SD	STORM DRAIN	⊕	WATER VALVE
SS	SANITARY SEWER	⊕	WATER VALVE
SSE	SS EASEMENT	⊕	WATER VALVE
CAATV	CABLE TV PEDESTAL	⊕	WATER VALVE
TEL	TELEPHONE PEDESTAL	⊕	WATER VALVE
⊕	ELECTRIC METER	⊕	WATER VALVE
⊕	CATCH BASIN	⊕	WATER VALVE
⊕	DROP INLET	⊕	WATER VALVE
⊕	ELEC TRANS	⊕	WATER VALVE
⊕	FIRE HYDRANT	⊕	WATER VALVE
⊕	GAS METER	⊕	WATER VALVE
⊕	GAS VALVE	⊕	WATER VALVE
⊕	LIGHT POLE	⊕	WATER VALVE
⊕	POWER POLE	⊕	WATER VALVE
⊕	GUY ANCHOR	⊕	WATER VALVE
⊕	MANHOLE	⊕	WATER VALVE
⊕	SS MANHOLE	⊕	WATER VALVE
⊕	TELEPHONE MANHOLE	⊕	WATER VALVE
⊕	CLEAN OUT	⊕	WATER VALVE
⊕	FENCE LINE	⊕	WATER VALVE
⊕	FIBER OPTIC CABLE	⊕	WATER VALVE
⊕	GAS LINE	⊕	WATER VALVE
⊕	OVERHEAD POWER	⊕	WATER VALVE
⊕	OVERHEAD TELEPHONE	⊕	WATER VALVE
⊕	STORM DRAIN	⊕	WATER VALVE
⊕	SANITARY SEWER	⊕	WATER VALVE
⊕	UNDERGROUND POWER	⊕	WATER VALVE
⊕	UNDERGROUND TEL	⊕	WATER VALVE
⊕	WATER LINE	⊕	WATER VALVE
⊕	POST INDICATOR VALVE	⊕	WATER VALVE



SHEET 3 OF 3

"ALTA / NSPS LAND TITLE SURVEY"
FOR
UNIVERSITY CAPITAL PARTNERS

1801 RUTHERFORD ROAD
GREENVILLE COUNTY
GREENVILLE, SOUTH CAROLINA

DATE 9-24-21	FIELD CREW RM/NL/ MM/CW/MS/AH	DRAWN BY JG/BOO	CHECKED BY JG
SCALE 1"=50'			

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