



LEGAL DESCRIPTION:
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LYING AND BEING IN DORCHESTER COUNTY, STATE OF SOUTH CAROLINA, SHOWN AS "NEW LOT A" IN PLAT BOOK L PAGE 123 WITH APPARENT TAX MAP # 145-10-02-034 AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT 5/8" REBAR FOUND AT THE SOUTH EASTERN CORNER OF THE LOT ON THE WESTERN SIDE OF OLD TROLLEY ROAD (S-18-199), BEING +/- 165' NORTH OF LIMEHOUSE DRIVE;
THENCE N88°04'54"W FOR A DISTANCE OF 102.96' TO A 1/2" REBAR FOUND;
THENCE N87°35'03"W FOR A DISTANCE OF 79.93' TO A 3/4" REBAR FOUND;
THENCE N87°06'31"W FOR A DISTANCE OF 208.90' TO A 1/2" REBAR FOUND;
THENCE N12°10'15"W FOR A DISTANCE OF 223.90' TO A 3/4" IRON PIPE FOUND;
THENCE N12°09'51"W FOR A DISTANCE OF 50.46' TO A 5/8" REBAR FOUND;
THENCE TURNING N82°50'21"E FOR A DISTANCE OF 364.41' TO A 5/8" REBAR FOUND;
THENCE TURNING ALONG OLD TROLLEY ROAD S14°50'10"E FOR A DISTANCE OF 342.39' TO A 5/8" REBAR FOUND; SAID POINT BEING THE POINT OF BEGINNING.
SAID PARCEL MEASURES AND CONTAINS 2.619 ACRES, MORE OR LESS.

N/F
TMS# 145-10-02-039
WILLIAM HILBURN, III
PLAT BOOK 24, PAGE 52
ZONED: R-4

N/F
TMS# 145-10-02-005
LOT 25
CHARLIE E. CHITWOOD
PLAT BOOK 16, PAGE 48
ZONED: R-4

N/F
TMS# 145-10-02-004
LOT 24
JACK & RINA PALMER
PLAT BOOK 16, PAGE 48
ZONED: R-4

N/F
TMS# 145-10-02-003
LOT 23
MICHAEL & DONNA BOYKIN
PLAT BOOK 16, PAGE 48
ZONED: R-4

TMS# 145-10-02-035
214' OLD TROLLEY RD
LESTER & GERALDINE PETERMAN
PLAT BOOK D, PAGE 168
ZONED: B-2

N 423079.87
E 2251206.346
STATE PLANE
COORDINATE
(PLAT BOOK L
PAGE 123)

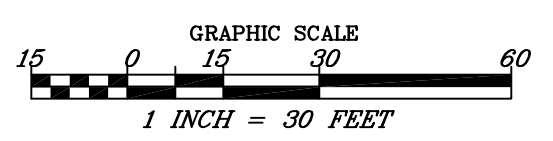
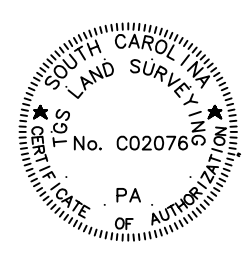
FUTURE
BUILDING
AREA: 11,375 S.F.
(65'x175')

N/F WRH III, LLC
TMS# 145-10-02-043
NEW LOT B

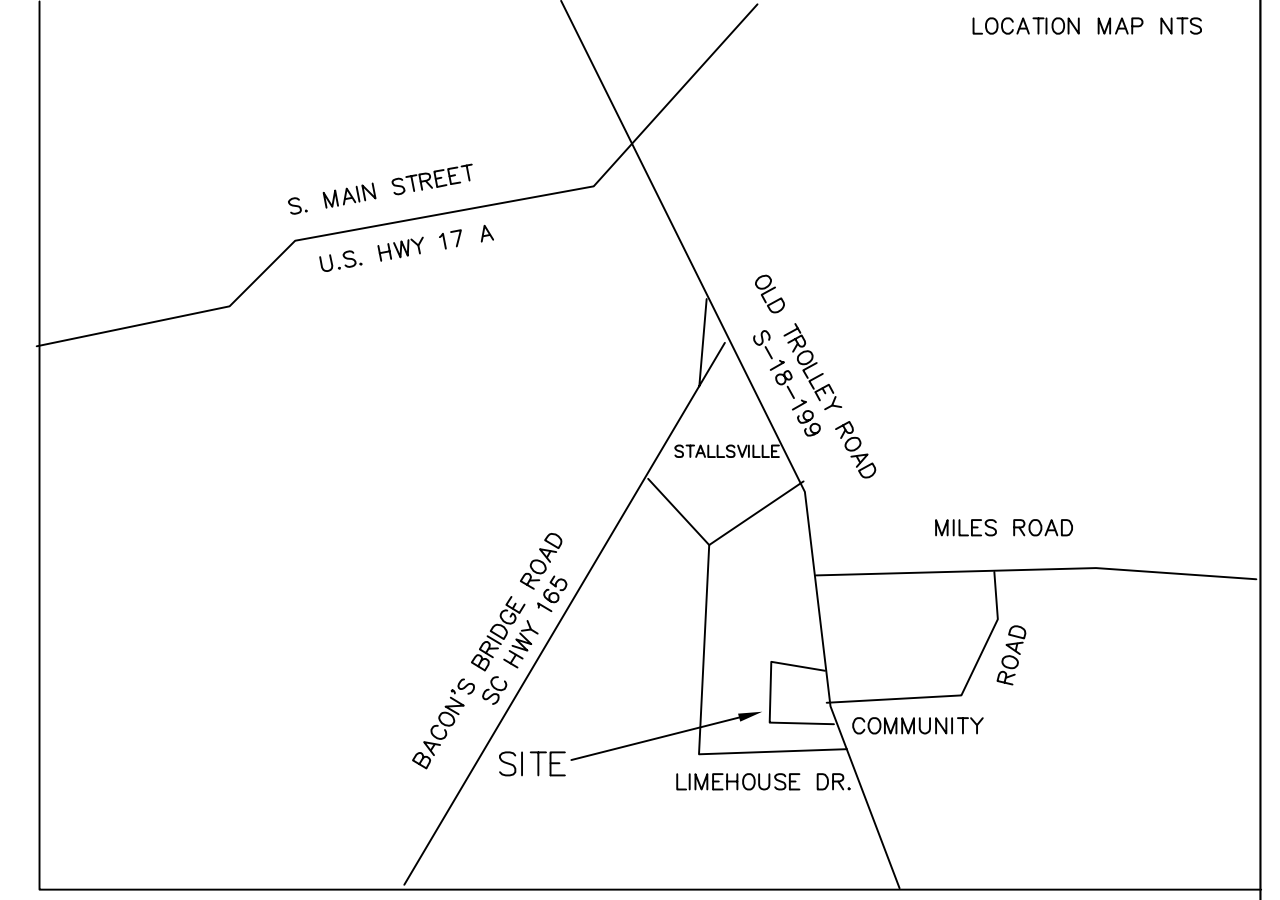
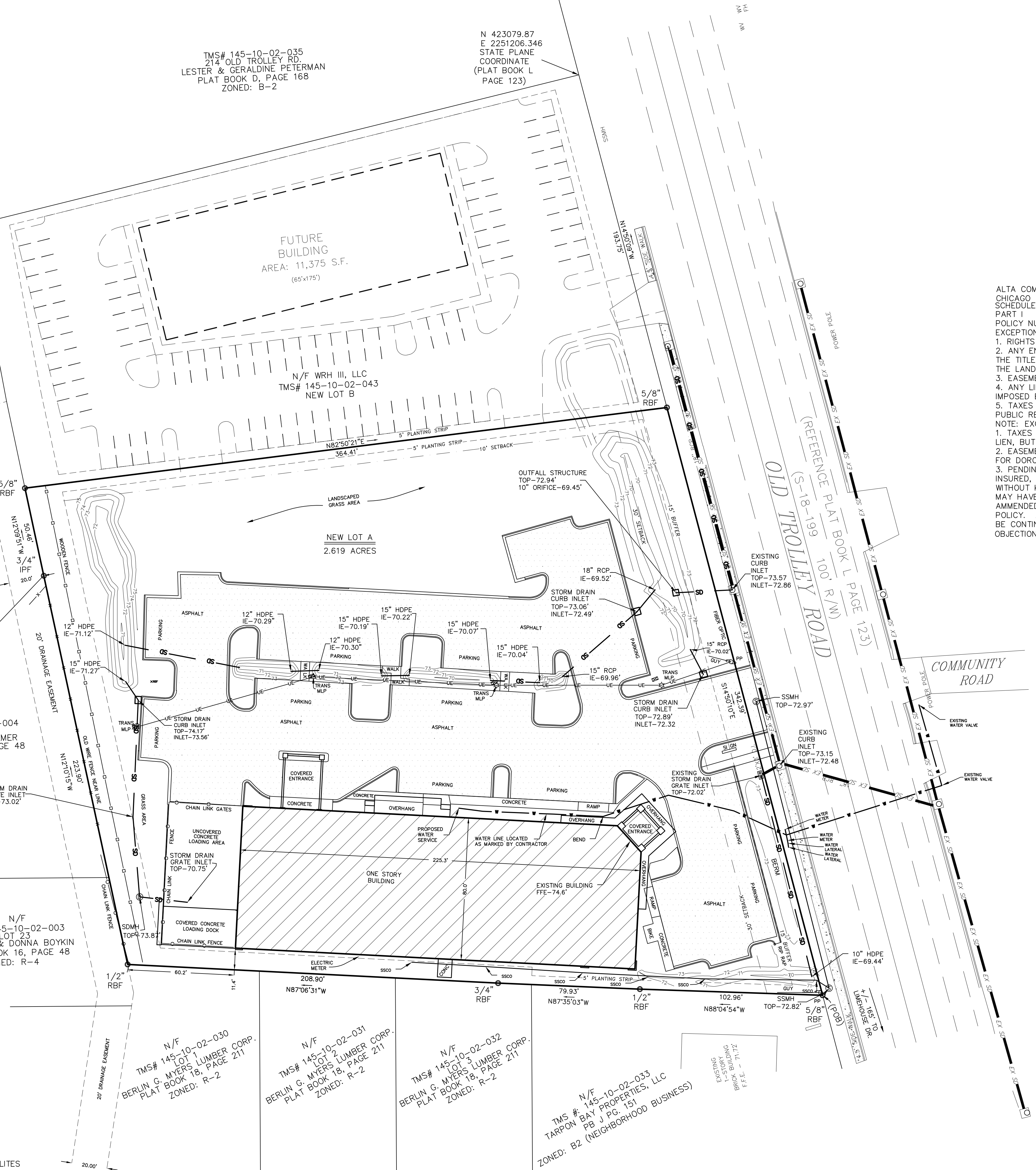
NEW LOT A
2.619 ACRES

- LEGEND:
- CMF - CONCRETE FOUND
 - CMS - CONCRETE SET
 - RBS - 3/4" REBAR SET
 - RBF - REBAR FOUND
 - IPF - IRON PIPE FOUND
 - TP - TELEPHONE PEDESTAL
 - OPL - OVERHEAD POWER
 - NTS - NOT TO SCALE
 - R/W - RIGHT OF WAY
 - TM - TAX MAP
 - PB - PLAT BOOK
 - DB - DEED BOOK
 - POB - POINT OF BEGINNING
 - ± - SPOT ELEVATION
 - C/L - CENTERLINE
 - Q - POWER POLE
 - PP - POWER POLE
 - M/P - METAL LIGHT POLE
 - TRANS - TRANSFORMER
 - UE - UNDERGROUND ELECTRIC

- REFERENCE:
- 1) PLAT BOOK L PAGE 123
 - 2) DEED BOOK 2075 PAGE 303
 - 3) DEED BOOK 7265 PAGE 21-23
 - 4) SCE&G DRAWING C-77986
 - 4) SCE&G DRAWING C-77986



NOTE: APPROXIMATE ABOVE GROUND ELECTRIC UTILITIES SHOWN. UNDERGROUND ELECTRIC UTILITIES SHOWN ARE BASED ON REFERENCE 4. THERE ARE SOME ELECTRIC UTILITIES AS SHOWN ON REFERENCE 4 THAT I WAS NOT ABLE TO LOCATE.



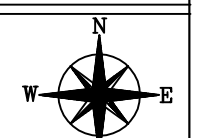
ALTA COMMITMENT
CHICAGO TITLE INSURANCE COMPANY
SCHEDULE B
PART I
POLICY NUMBER: 7230740-77544063
EXCEPTIONS:
1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORDS.
2. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION OR ADVERSE CIRCUMSTANCES AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
3. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN OR RIGHT TO LIEN, FOR SERVICES, LABOR, OR MINERALS HERETOFORE FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
NOTE: EXCEPTIONS 1,2,3,4,5 ABOVE ARE DELETED.
1. TAXES AND ASSESSMENTS FOR THE YEAR 2009, AND SUBSEQUENT YEARS, WHICH ARE A LIEN, BUT ARE NOT YET DUE AND PAYABLE.
2. EASEMENT GRANTED TO SCE&G RECORDED IN BOOK 2075 AT PAGE 303 IN THE ROD OFFICE FOR DORCHESTER COUNTY. (SEE NOTE BELOW)
3. PENDING DISBURSEMENT OF THE FULL PROCEEDS OF THE LOAN SECURED BY THE MORTGAGE INSURED, THIS POLICY INSURES ONLY TO THE EXTENT OF THE AMOUNT ACTUALLY DISBURSED WITHOUT KNOWLEDGE OF ANY INTERVENING LIEN OR INTEREST, INCLUDING ANY NOTICE THE LENDER MAY HAVE RECEIVED PURSUANT TO 29-3-50, SOUTH CAROLINA CODE OF LAWS, 1976, AS AMENDED, BUT INCREASES AS EACH DISBURSEMENT IS MADE, UP TO THE FACE AMOUNT OF THE POLICY. AT THE TIME OF EACH DISBURSEMENT OF THE PROCEEDS OF THE LOAN, THE TITLE MUST BE CONTINUED DOWN TO SUCH TIME FOR POSSIBLE LIENS, INCLUDING MECHANICS' LIENS AND OTHER OBJECTIONS, INTERVENING BETWEEN THE DATE HEREOF AND THE DATE OF SUCH DISBURSEMENT.

THIS PLAT PREPARED AT THE REQUEST OF
PIEDMONT DEVELOPMENT OF FLORIDA, LLC

AN ALTA SURVEY OF TAX MAP # 145-10-02-034,
OLD TROLLEY ROAD, SUMMERVILLE AREA,
DORCHESTER COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION & BELIEF, THE SURVEY SHOWN HEREON 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 C SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

JOB # MARCH 30, 2010
DATE: 09103-ALTA



TGS LAND SURVEYING
162 SECOND AVENUE
P.O. BOX 2023
RIDGELAND, S.C. 29936