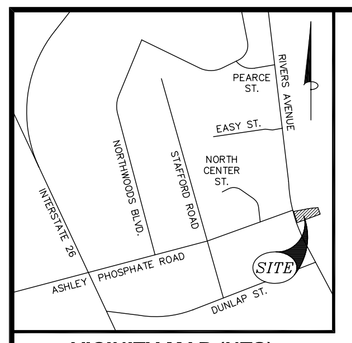


VICINITY MAP (NTS)

SCHEDULE B – SECTION II EXCEPTIONS

COMMITMENT NO.: 6-17-06 FILE NO. QUATTRO COMMITMENT DATE: 12/6/2010

#	BOOK	PAGE	OWNER	AFFECTS
1.	-------	-------	TAXES OR ASSESSMENTS NOT SHOWN AS EXISTING LIENS	NON-SURVEY
2.	-------	-------	ANY FACTS, RIGHTS, INTERESTS OR CLAIMS OF PARTIES	NON-SURVEY
3.	-------	-------	EASEMENTS, LIENS OR ENCUMBRANCESOR CLAIMS THEREOF	NON-SURVEY
4.	-------	-------	ANY ENCROACHMENT, ENCUMBRANCE..., AFFECTING TITLE	NON-SURVEY
5.	-------	-------	ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED	NON-SURVEY
6.	-------	-------	TAXES & ASSESSMENTS FOR THE YEAR 2011 & SUB. YEARS	NON-SURVEY
6a.	R183	244	RESTRICTIVE COVENANTS FROM NORTH POINTE DEVCO L.P.	NON-SURVEY
6b.	R180	006	DECLARATION OF RESTRICTION OF NORTH POINTE DEVCO L.P.	NON-SURVEY
6c.	F184	885	EASEMENT FROM NORTH POINTE DEVCO L.P.	BLANKET
6d.	R180	063	MEMORANDUM OF FIRST AMENDMENT TO LEASE	NON-SURVEY
6e.	R180	066	MEMORANDUM OF FIRST AMANDMENT TO LEASE	NON-SURVEY
6f.	BU	192	ANY AND ALL THINGS SHOWN ON SUBDIVISION PLAT	AS SHOWN
6g.	-------	-------	PENDING DISBURSEMENT OF FULL PROCEEDS OF THE LOAN	NON-SURVEY

LEGAL DESCRIPTION – 478-00-00-039

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND LAND KNOWN AS OUTPARCEL E, TMS NO. 478-00-00-039, LYING AND BEING IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA AND BEING MORE FULLY SHOWN AND DESIGNATED ON AN ALTA SURVEY SHOWING OUTPARCEL E - TMS NO. 478-00-00-039, OWNED BY STEPHEN L. BLACKMAN' BY GPA PROFESSIONAL LAND SURVEYORS, DATED DECEMBER 3, 2010, AND HAVING THE FOLLOWING METES AND BOUNDS, TO WIT:

BEGINNING AT AN IRON REBAR SET (5/8" REBAR), SAID POINT BEING THE POINT OF BEGINNING AND NOTED AS POB, LOCATED AT THE SOUTH-EASTERN RIGHT-OF-WAY INTERSECTION OF ASHLEY PHOSPHATE ROAD (S-62/75) (VARIABLE WIDTH RIGHT-OF-WAY) AND RIVERS AVENUE (US-52) (VARIABLE WIDTH RIGHT-OF-WAY); THENCE RUNNING ALONG THE SOUTHERN RIGHT-OF-WAY OF ASHLEY PHOSPHATE ROAD EXTENSION (S-62/75) (100' RIGHT-OF-WAY) N71°04'48"E, A DISTANCE OF 190.47 FEET TO AN IRON REBAR SET (5/8" REBAR); THENCE CONTINUING ALONG SAID RIGHT-OF-WAY ALONG A CURVE HAVING A RADIUS OF 905.00 FEET, AN ARC LENGTH OF 126.33 FEET AND A CHORD OF N75°04'56"E - 126.23 FEET TO AN IRON PIPE FOUND (1" OPEN) AT THE END OF SAID RIGHT-OF-WAY AT THE PROPERTY OF GS II NORTH POINTE, LLC, TMS NO. 478-00-00-044; THENCE LEAVING SAID RIGHT-OF-WAY AND RUNNING ALONG THE PROPERTY OF GS II NORTH POINTE, LLC, TMS NO. 478-00-00-044, N78°52'14"E, A DISTANCE OF 19,00 FEET TO AN IRON PIPE FOUND (1" OPEN); THENCE TURNING AND CONTINUING ALONG THE PROPERTY OF GS II NORTH POINTE, LLC, TMS NO. 478-00-00-044, AND MOUNT MORIAH MISSIONARY BAPTIST CHURCH INCORPORATED, TMS NO. 478-00-00-009, S28°12'27"E, A DISTANCE OF 93.93 FEET TO AN IRON ROD FOUND (2" SOLID ROD); THENCE TURNING AND RUNNING ALONG THE PROPERTY OF MOUNT MORIAH MISSIONARY BAPTIST CHURCH INCORPORATED, TMS NO. 478-00-00-009, S61°44'17"W, A DISTANCE OF 337.76 FEET TO AN IRON REBAR FOUND (5/8" REBAR - DISTURBED) AT THE RIGHT-OF-WAY OF RIVERS AVENUE (US-52) (VARIABLE WIDTH RIGHT-OF-WAY); THENCE TURNING AND RUNNING ALONG THE EASTERN RIGHT-OF-WAY OF RIVERS AVENUE (US-52) (VARIABLE WIDTH RIGHT-OF-WAY) ALONG A CURVE HAVING A RADIUS OF 2552.53 FEET, AN ARC LENGTH OF 159.85 FEET, AND A CHORD OF N25°03'37"W - 159.83 FEET TO AN IRON REBAR SET (5/8" REBAR), SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 43,882 SQUARE FEET OR 1.007 ACRES.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	BEARING
C1	126.33	905.00	7°59'53"	63.27	126.23	N75°04'56"E
C2	159.85	2552.53	3°35'17"	79.95	159.83	N25°03'37"W

GPA
PROFESSIONAL LAND SURVEYORS

237 OLD SUMMERVILLE RD UNIT H
SUMMERVILLE SC 29483
OFFICE (843) 285-2424

(CHARLOTTE BRANCH)
605 PHILLIP DAVIS DRIVE
CHARLOTTE NC 28236-6916
OFFICE (704) 335-8600

CHARLESTON SC 29492
OFFICE (843) 971-9099
FAX (843) 971-9992

BLUFFTON SC 29910
OFFICE (843) 815-3830

"Integrity Without Boundaries"
www.gpaland.com

GPA S.C. GRID

FLOOD NOTE:

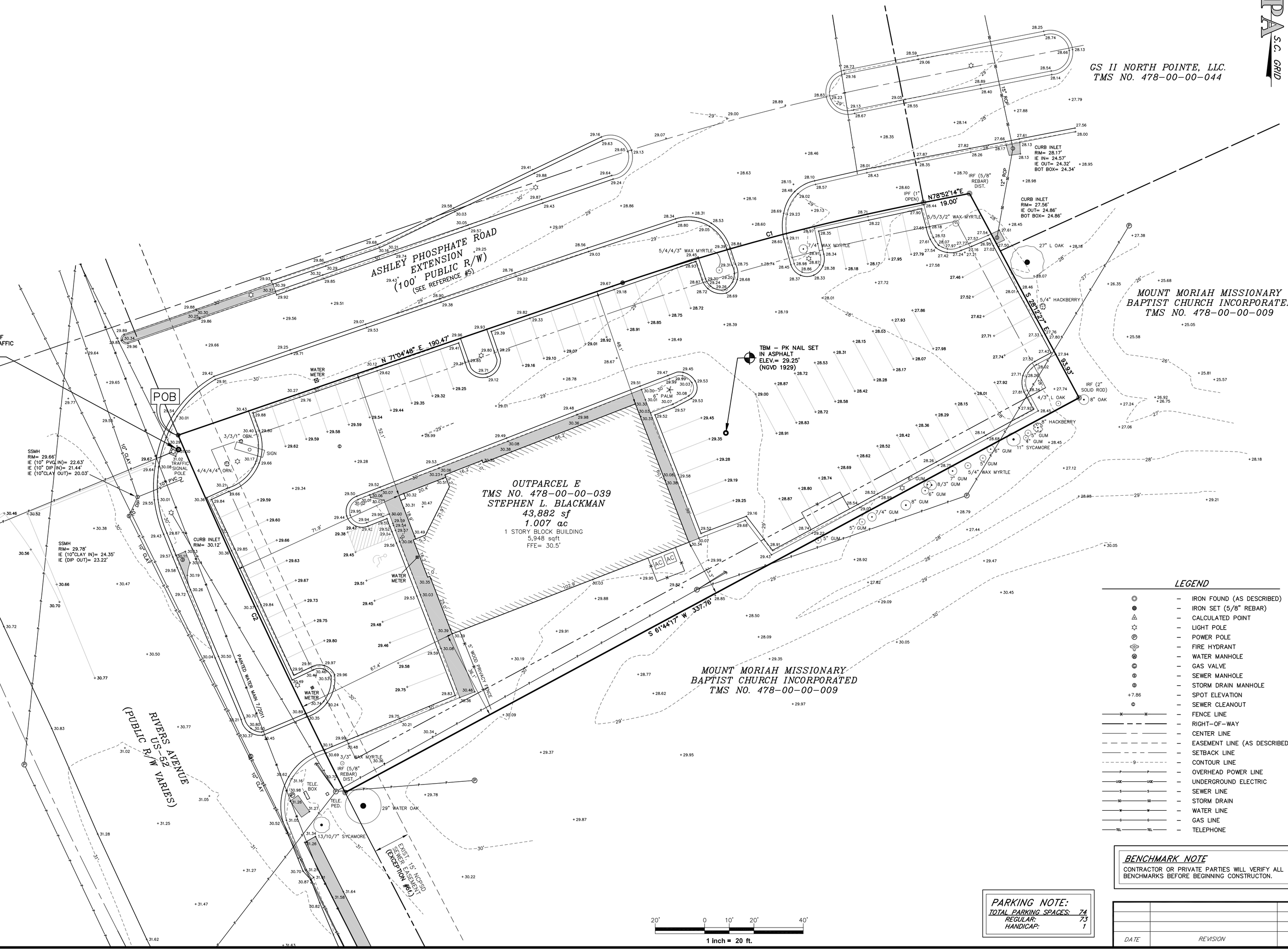
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN ON CHARLESTON COUNTY FEMA FLOOD MAP NO. 45019C0295J. REVISED NOVEMBER 17, 2004. PROPERTY LOCATED IN COMMUNITY (CITY OF NORTH CHARLESTON) 450042-0295J.

NOTES:

1) AREA WAS DETERMINED BY THE COORDINATE METHOD.
2) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
3) THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
4) DISTANCE SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
5) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
6) TMS NO. 478-00-00-039.
7) PROPERTY IS ZONED B-2 (GENERAL BUSINESS DISTRICT) PER THE CITY OF N. CHARLESTON PLANNING.
SETBACKS: FRONT=10'
SIDE= 10'
REAR= 10'
(PER SECTION 6-2.1)
THERE ARE NO HEIGHT RESTRICTIONS FOR THE B-2 ZONING.
8) THERE ARE NO APPLICABLE OCRM CRITICAL LINE BUFFERS OR SETBACKS ON THIS PROPERTY.
9) ALL ELEVATIONS ARE BASED ON NGVD 29 DATUM.
10) AREAS OUTSIDE PAVING OR BUILDING FOOTPRINT ARE LANDSCAPED OR OTHER PERVIOUS SURFACES.
11) PUBLIC ACCESS TO THE PROPERTY IS OBTAINED THROUGH RIVERS AVENUE (U.S. HWY. 52) ON THE WEST AND ASHLEY PHOSPHATE ROAD EXTENSION ON THE NORTH.
12) THERE ARE NO ENCROACHMENTS FROM PROPERTY ADJOINERS OR ON TO PROPERTY ADJOINERS.

REFERENCES:

1) PLAT BY TRICO SURVEYING, INC. DATED MARCH 8, 1989, RECORDED IN PLAT BOOK BU, PAGE 192, CHARLESTON COUNTY RMC.
2) PLAT BY BERENYI INCORPORATED, DATED JANUARY 11, 2005, REVISED MARCH 18, 2005, RECORDED IN PLAT BOOK EH, PAGE 866, CHARLESTON COUNTY RMC.
3) SCDOT HIGHWAY PLANS FOR RIVERS AVENUE. DOCKET NO. 10.723, SHEET 10.
4) SCDOT HIGHWAY PLANS FOR ASHLEY PHOSPHATE ROAD. DOCKET NO. 10.428A, SHEET 16.
5) PLAT BY TRICO SURVEYING, INC. DATED NOVEMBER 24, 1989, RECORDED IN PLAT BOOK BY, PAGE 079, CHARLESTON COUNTY RMC.



LEGEND

	– IRON FOUND (AS DESCRIBED)
	– IRON SET (5/8" REBAR)
	– CALCULATED POINT
	– LIGHT POLE
	– POWER POLE
	– FIRE HYDRANT
	– WATER MANHOLE
	– GAS VALVE
	– SEWER MANHOLE
	– STORM DRAIN MANHOLE
+7.86	– SPOT ELEVATION
	– SEWER CLEANOUT
	– FENCE LINE
	– RIGHT-OF-WAY
	– CENTER LINE
	– EASEMENT LINE (AS DESCRIBED)
	– SETBACK LINE
	– CONTOUR LINE
	– OVERHEAD POWER LINE
	– UNDERGROUND ELECTRIC
	– SEWER LINE
	– STORM DRAIN
	– WATER LINE
	– GAS LINE
	– TELEPHONE

SURVEYORS CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES TO (QUATTRO DEVELOPMENT, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, STONEGATE BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AND SAVAGE & ATLASS, P.L. (LENDER'S COUNSEL) AS FOLLOWS:

(1) THIS SURVEY WAS ACTUALLY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON (THE "PROPERTY"), WHICH LEGAL DESCRIPTION IS CORRECT, COMPLETE AND ACCURATE.

(2) THIS SURVEY IS TRUE AND CORRECT IN ALL RESPECTS AND ACCURATELY SHOWS THE SQUARE FOOTAGE AND LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS, THE NUMBER AND LAYOUT OF ALL PARKING SPACES, LOADING DOCKS AND OTHER FACILITIES AND THE LOCATION OF ALL WATER COURSES, WATER BODIES, LOT LINES AND MONUMENTS; THE SIZE, DIMENSIONS AND LOCATIONS OF ALL THE BOUNDARIES OF THE PROPERTY; BUILDINGS AND OTHER IMPROVEMENTS; RECORDED AND VISIBLE UNRECORDED EASEMENTS, STREETS, ROADS, MEANS OF PUBLIC ACCESS, RIGHTS-OF-WAY, UTILITY LINES AND CONNECTION AND SETBACK LINES (PRIVATE OR GOVERNMENTAL) WHICH AFFECT THE PROPERTY ARE CORRECTLY AND ACCURATELY SHOWN HEREON.

(3) THIS SURVEY ACCURATELY DEPICTS AND REFLECTS ALL MATTERS SET FORTH IN THAT CERTAIN TITLE INSURANCE COMMITMENT ISSUED BY TITLE INSURANCE COMPANY, COMMITMENT NO. 6-17-06; THERE ARE NO ENCROACHMENTS UPON ADJOINING PREMISES, STREETS OR ALLEYS OR UPON EXISTING EASEMENTS OR RIGHTS-OF-WAY BY ANY OF THE BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON THE PROPERTY AND NO ENCROACHMENTS ON THE PROPERTY BY BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON ADJOINING PREMISES.

(4) THERE ARE NO OVERLAPS, GAPS, GORES OR HIATUS IN THE PARCEL COMPRISING THE PROPERTY.

(5) ACCESS TO AND FROM THE PROPERTY FOR INGRESS AND EGRESS IS VIA (RIVERS AVENUE (U.S. HWY. 52) AND ASHLEY PHOSPHATE ROAD EXTENSION). ALL NECESSARY APPROVALS FOR SUCH ACCESS HAVE BEEN OBTAINED.

(6) WATER SERVICE, STORM SEWER, SANITARY SEWER FACILITIES, TELEPHONE AND ELECTRICAL SERVICES ARE AVAILABLE TO THE PROPERTY IN THE LOCATIONS INDICATED HEREON AND ARE AVAILABLE TO SERVICE THE CURRENT AND PROPOSED USE OF THE IMPROVEMENTS WITHOUT THE NEED FOR EASEMENTS ACROSS THE LANDS OF OTHERS OR ADDITIONAL EASEMENTS ON THE PROPERTY.

(7) THIS SURVEY WAS MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS" ESTABLISHED AND ADOPTED BY THE ALTA AND THE ACSM AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE SURVEY IS TRUE AND CORRECT AS SURVEYED UNDER OUR DIRECTIONS THIS 19TH DAY OF SEPTEMBER, 2011.

JOHNATHAN F. BURNS
SCPLS REGISTRATION NO. 22742
DATED: 9/21/2011

SOUTH CAROLINA GPA PROFESSIONAL LAND SURVEYORS No. C03586 CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22742 JONATHAN F. BURNS

PARKING NOTE:

TOTAL PARKING SPACES: 74
REGULAR: 73
HANDICAP: 1

BENCHMARK NOTE

CONTRACTOR OR PRIVATE PARTIES WILL VERIFY ALL BENCHMARKS BEFORE BEGINNING CONSTRUCTON.

DATE	REVISION	BY

SCALE: 1"=20'
FLD. BK. PG.
JOB NO. 105082
DATE: 09/19/2011
DRAWN BY: JFB
CHECKED BY: DLG

PREPARED FOR: QUATTRO DEVELOPMENT

SHOWING OUT PARCEL E - TMS NO. 478-00-00-039 - 2135 ASHLEY PHOSPHATE ROAD
OWNED BY
STEPHEN L. BLACKMAN
LOCATED IN THE CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA

ALTA / ASCM LAND TITLE SURVEY

SHEET 1 OF 1