

NOTES
1) PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED EASEMENTS OR CONDITIONS NOT OBSERVED OR SHOWN HERON.

2) PROPERTY ZONED/TYPE: COMMERCIAL

3) ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER, 45076-0088B, EFFECTIVE DATE, AUGUST 1, 1984 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

4) THE LOCATION OF UTILITIES AS SHOWN HERON, WHETHER PUBLIC OR PRIVATE, ARE BASED ON LOCATION OF VISIBLE APPURTENANCES ONLY. OTHER UTILITIES WHICH WERE NOT OBSERVED AND NOT SHOWN HERON MAY EXIST. IT IS THE OWNERS/TENANTS RESPONSIBILITY TO VERIFY THE LOCATION PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION PROJECTS. PBS&J CANNOT ASSUME RESPONSIBILITY FOR MISIDENTIFICATION OR OMISSION OF UNDERGROUND UTILITY LOCATIONS.

5) THIS BOUNDARY SURVEY IS BASED ON EXISTING PHYSICAL EVIDENCE OBSERVED ON THE DATE OF THE FIELD SURVEY.

6) ALL DIMENSIONS ARE IN INTERNATIONAL FEET AND DECIMALS THEREOF AND REPRESENT HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE SHOWN.

7) BASIS OF BEARINGS: BEARINGS ARE BASED ON DEED BOOK 53U, PAGE 208 AS RECORDED IN THE PUBLIC REGISTRY OF SPARTANBURG COUNTY, SOUTH CAROLINA, WHICH CALLS FOR THE WESTERLY LINE OF THE SUBJECT PROPERTY BEING S 31°39'30" W

8) SETBACKS: SPARTANBURG COUNTY DESIGN & DEVELOPMENT STANDARDS PROPERTY TYPE: COMMERCIAL USE: MANUFACTURING & STORAGE SERVICE

MIN. LOT FRONTAGE - NONE
FRONT SET - 30(0)/25(0)
ARREAR STREET - 30(0)/25(0)
COLLECTOR STREET - 40(0)/30(0)
MINOR STREET - 30(0)/25(0)
REAR LOT LINE - 20(2)
SIDE LOT LINE - 15(2)

MAX. BLD HEIGHT (7)

(X) = COMMERCIAL/INDUSTRIAL DEVELOPMENTS MUST TAKE ACCESS OF A PAVED OR PRIVATELY MAINTAINED ROAD BUILT TO AT LEAST THE COUNTY STANDARDS OTHER THAN SECTION 2.02-3-PRIVATE ROAD

(1) - SETBACKS SHALL BE MEASURED FROM THE RIGHT-OF-WAY LINE WHERE INDICATED. SETBACKS MAY BE MODIFIED BY SECTION 2.02-2, BUFFERZONES

(N) = WHERE THERE IS NO RIGHT-OF-WAY, MEASURE FROM THE CENTERLINE OF THE ROAD

(NO) = 10 FT SIDE YARD SETBACK FOR CORNER LOTS WITHIN RESIDENTIAL ZONING DISTRICTS AND MINOR RESIDENTIAL STREETS SHALL BE MEASURED FROM RIGHT-OF-WAY

(Y) = EACH ADDITIONAL FOOT ABOVE 35' ADD 1" TO EACH SIDE AND REAR YARD SETBACK

(Z) = ALL SETBACKS ON ROADS ARE FRONT SETBACKS AS REQUIRED BY THE ROAD CLASSIFICATION EXCEPT AS IN FOOTNOTE (N)

(A) APPARENT PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO THE PROPERTY IS FROM LITTLEJOHN STREET. A REVISED RIGHT OF WAY, NO RECORD OF CONVEYANCE FOR LITTLEJOHN STREET 60' RIGHT OF WAY WAS FOUND NOR PROVIDED.

10. THERE WERE NO STRIPPED PARKING SPACES OBSERVED IN THE PAVED AREAS SHOWN ON THE SURVEY. PARKING IS AVAILABLE IN THESE PAVED AREAS, BUT NOT DESIGNATED.

11. APPARENT SOURCE OF TITLE: PORTION OF DEED BOOK 35-K, PAGE 291 CONVEYED TO MONTGOMERY INDUSTRIES, A PARTNERSHIP AND DEED BOOK 53-U, PAGE 208 CONVEYED TO MONTGOMERY INDUSTRIES, INC.

THE VILLAGE SCHOOL
DEED BOOK 71-S, PAGE 387
PLAT BOOK 115, PAGE 571
TAX MAP # 6-17-00-2103

MONTGOMERY INDUSTRIES, A PARTNERSHIP
PORTION OF
DEED BOOK 35K PAGE 291
TAX MAP # 6-17-00-041.11
TOTAL AREA
(2 TAX PARCELS)
1,046,662 SF
24,028 AC

- LEGEND
R/W = RIGHT OF WAY
BOL = BOLLARD
OE = OVERHEAD ELECTRIC
PP = POWER POLE
SSMH = SANITARY SEWER MANHOLE
FH = FIRE HYDRANT
GA = GUY ANCHOR
WV = WATER VALVE
CN = COLUMN
MH = MANHOLE
IV = POST INDICATOR VALVE
WW = WING WALL
WMMH = WATER MANHOLE
DI = DROP INLET
SC = SIAMEN CONNECTION
EPL = ELECTRIC PANEL
WBF = WOOD BOARD FENCE
CA = CANOPY
CC = CHAINLINK FENCE
CO = SANITARY SEWER CLEANOUT
BC = BACK OF CURB
CONC = CONCRETE
RCP = REINFORCED CONCRETE PIPE
IRS = IRON REBAR SET
IRF = IRON REBAR FOUND
MNS = MAO NAIL SET
RRSF = RAILROAD SPIKE FOUND
RAIL = RAILROAD TRACKS

RESPONSE TO TITLE COMMITMENT:
PREPARED BY CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER 1548-00085
EFFECTIVE DATE: FEBRUARY 5, 2007

SCHEDULE B - SECTION 2
SPECIAL EXCEPTIONS
2. RIGHTS OF WAY GRANTED TO DUKE POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 18-D AT PAGE 22, 18-E AT PAGE 477, DEED BOOK 34-A AT PAGE 443, DEED BOOK 36-X AT PAGE 420, AND DEED BOOK 39-Y AT PAGE 339, OFFICE OF THE ROAD FOR SPARTANBURG COUNTY, DEED BOOK 18-D, PAGE 27, DEED BOOK 18-E, PAGE 477 AND DEED BOOK 34-A, PAGE 443 WERE CONVEYED FROM A PROCESSION IN TITLE TO MONTGOMERY INDUSTRIES AND MAY OR MAY NOT AFFECT SUBJECT TRACT AS THE DESCRIPTIONS ARE GENERAL IN NATURE AND CANNOT BE PLOTTED. DEED BOOK 36-X, PAGE 420 AND DEED BOOK 39-Y, PAGE 339 AFFECT THIS SUBJECT TRACT, HOWEVER THESE EASEMENTS ARE GENERAL IN NATURE AND CANNOT BE PLOTTED.

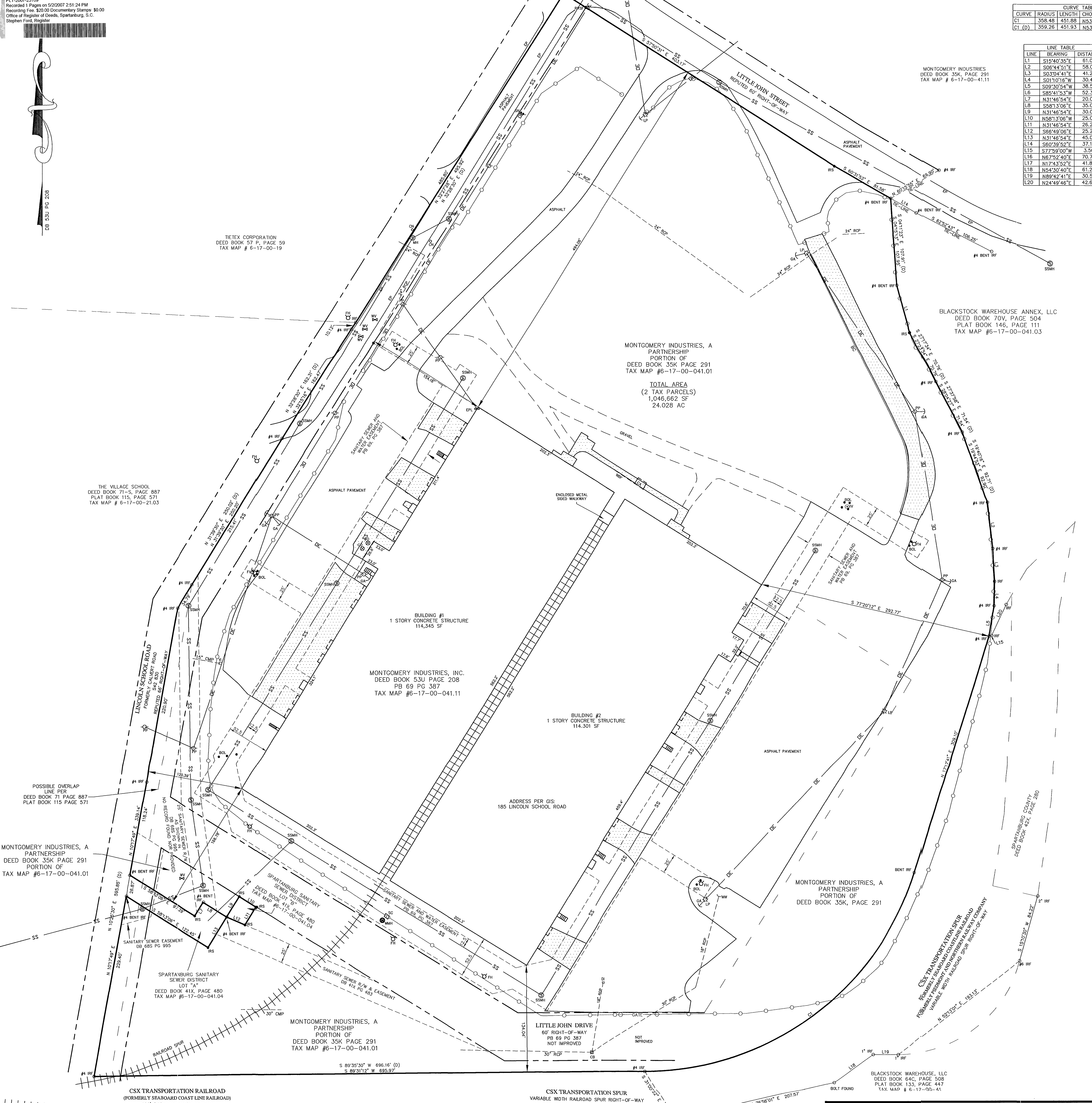
3. RIGHTS OF WAY GRANTED TO SPARTANBURG METROPOLITAN DISTRICT BY INSTRUMENTS RECORDED IN DEED BOOK 26-H AT PAGE 60 AND DEED BOOK 26-H AT PAGE 63, AFORESAID RECORDS. THESE ARE AGREEMENTS TO PROVIDE SANITARY SEWER DISPOSAL, NO MATTERS OF SURVEY FOUND.

4. TITLE TO THAT PORTION OF SUBJECT PROPERTY EMBRACED WITHIN THE BOUNDS OF LITTLE JOHN DRIVE AND LINCOLN SCHOOL ROAD AFFECTS SUBJECT TRACT, ROADWAYS SHOWN ON SURVEY

5. RIGHT OF WAY GRANTED TO DUKE POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 39-H AT PAGE 242, AFORESAID RECORDS. AFFECTS SUBJECT TRACT, HOWEVER EASEMENT IS GENERAL IN NATURE AND CAN NOT BE PLOTTED

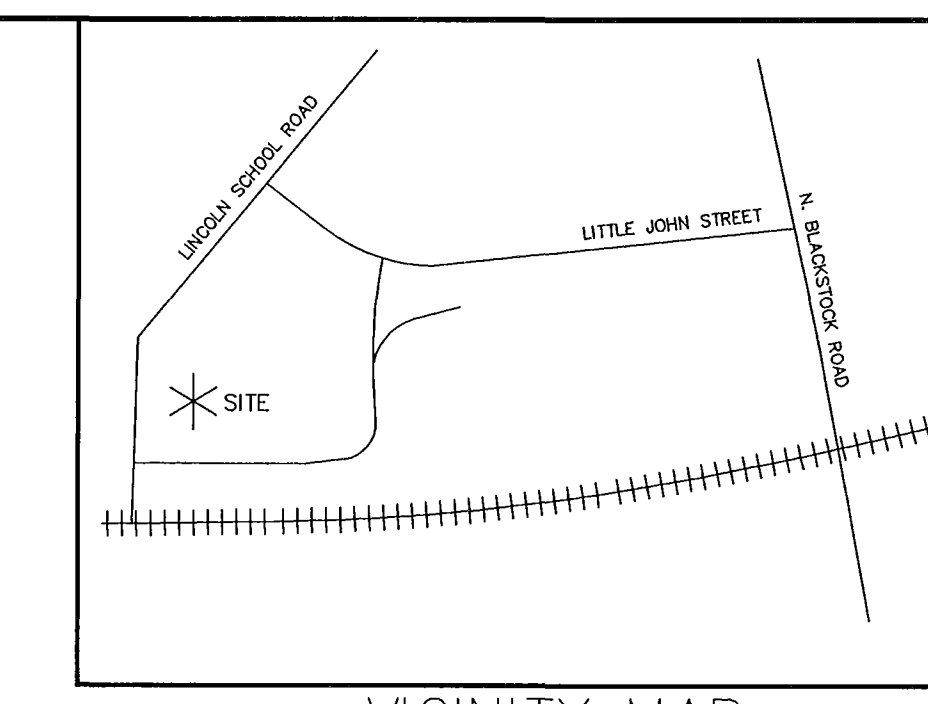
6. RIGHTS OF WAY GRANTED TO SPARTANBURG SEWER DISTRICT BY INSTRUMENTS RECORDED IN DEED BOOK 41-X AT PAGE 483 AND DEED BOOK 65-S AT PAGE 905, AFORESAID RECORDS. AFFECTS SUBJECT TRACT AS SHOWN ON SURVEY

7. RIGHTS OF THE RAILROAD COMPANY SERVING THE RAILROAD SIDING LOCATED ON INSURED PREMISES IN AND TO THE RYS, RALS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING OR IN AND TO THE USE THEREOF AND ALSO RIGHTS OF OTHERS THEREO ENTITLED TO THE USE THEREOF AFFECTS SUBJECT TRACT, EXISTING SPUR RAILROAD TRACKS SHOWN ON SURVEY



CURVE TABLE
CURVE RADIUS LENGTH CHORD BRG CHORD DIST.
C1 358.48 451.88 N53°24'26"E 422.55
C2 (D) 359.26 451.93 N53°33'15"E 422.72

LINE TABLE
LINE BEARING DISTANCE
L1 S15°03'52"E 61.02 S153°16'16"E 61.02 (D)
L2 S06°44'51"E 58.06 S06°39'39"E 58.05 (D)
L3 S03°04'41"E 41.28 S03°00'17"E 41.28 (D)
L4 S01°01'16"W 30.44 S01°43'3"W 30.46 (D)
L5 S09°50'54"W 38.50 S09°54'3"W 38.49 (D)
L6 S85°41'53"W 52.38
L7 N31°46'52"E 20.00
L8 S58°13'06"E 35.00
L9 N31°46'54"E 30.05
L10 N58°13'06"W 25.00
L11 N31°46'54"E 26.27
L12 S58°13'06"E 25.28
L13 N31°46'54"E 45.00
L14 S60°49'52"E 37.13
L15 S72°59'00"W 3.56
L16 N67°52'40"E 70.78
L17 N174°32'E 41.87
L18 N54°30'40"E 67.22
L19 N89°42'41"E 30.50
L20 N24°49'46"E 42.64

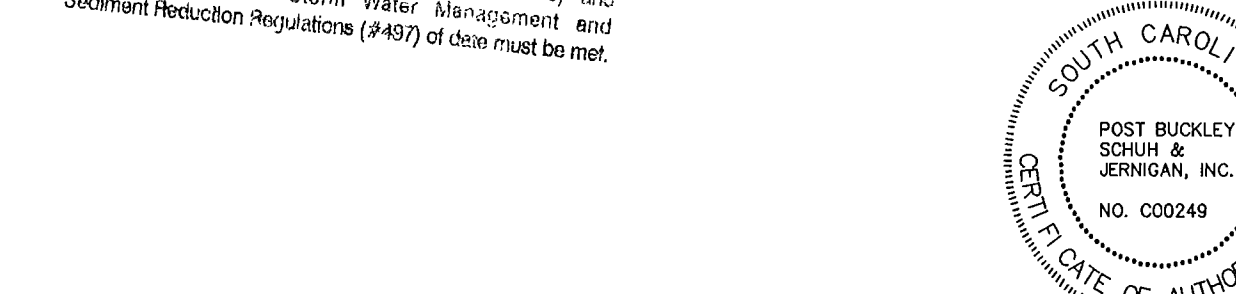


DESCRIPTION OF LANDS SURVEYED
ALL OF THOSE LANDS CONVEYED TO MONTGOMERY INDUSTRIES, INC. AS RECORDED IN DEED BOOK 53U, PAGE 208, AND A PORTION OF THOSE LANDS CONVEYED TO MONTGOMERY INDUSTRIES, INC. AS RECORDED IN DEED BOOK 35K, PAGE 291, ARE BEING IN THE PUBLIC REGISTRY OF SPARTANBURG COUNTY, SOUTH CAROLINA, LYING IN THE SOUTHWESTERLY QUARTER OF THE INTERSECTION OF LITTLE JOHN STREET AND LINCOLN SCHOOL ROAD, SPARTANBURG COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARING TO A SET MAG NAIL LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF LINCOLN SCHOOL ROAD (545-380) AND THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT OF WAY LINE OF LITTLE JOHN STREET, SAID INTERSECTION BEING THE NORTHWESTERLY CORNER OF THE PARCEL HEREON BEING DESCRIBED, THENCE S 67°04'1" E ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LITTLE JOHN STREET A DISTANCE OF 403.17 FEET TO A SET #5 REBAR, THENCE S 67°04'1" E CONTINUING ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID LITTLE JOHN STREET A DISTANCE OF 81.63 FEET TO A FOUND #4 REBAR, AT THE INTERSECTION OF SAID LITTLE JOHN STREET TO A FOUND #4 REBAR, THENCE S 67°04'1" E A DISTANCE OF 107.95 FEET TO A FOUND #4 REBAR;
2) S 15°03'52" E A DISTANCE OF 61.02 FEET TO A SET #5 REBAR;
3) S 06°44'51" E A DISTANCE OF 58.06 FEET TO A FOUND #4 REBAR;
4) S 03°04'41" E A DISTANCE OF 41.28 FEET TO A FOUND #4 REBAR;
5) S 01°01'16" W A DISTANCE OF 30.44 FEET TO A FOUND #4 REBAR;
6) S 09°50'54" W A DISTANCE OF 38.50 FEET TO A FOUND #4 REBAR ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED BY SAID DEED BOOK 35K, PAGE 291 SAID REBAR ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF A CSX TRANSPORTATION (FORMERLY SEABOARD COASTLINE RAILROAD) SPUR TRACK (TRACKS HAVE BEEN REMOVED);
7) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
8) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
9) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
10) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
11) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
12) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
13) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
14) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
15) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
16) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
17) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
18) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
19) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;
20) S 27°17'41" E ALONG THE COMMON LINE WITH SAID CSX A DISTANCE OF 308.10 FEET TO A FOUND #4 REBAR;

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To Whom It May Concern: Plat as shown is derived from the Subdivision Record process. It does not guarantee other requirements of a Subdivision Record. All Land Measurements are based on measurements taken from measurements of the Storm Water Management and Sedimentation Regulations (487) of the State of South Carolina.



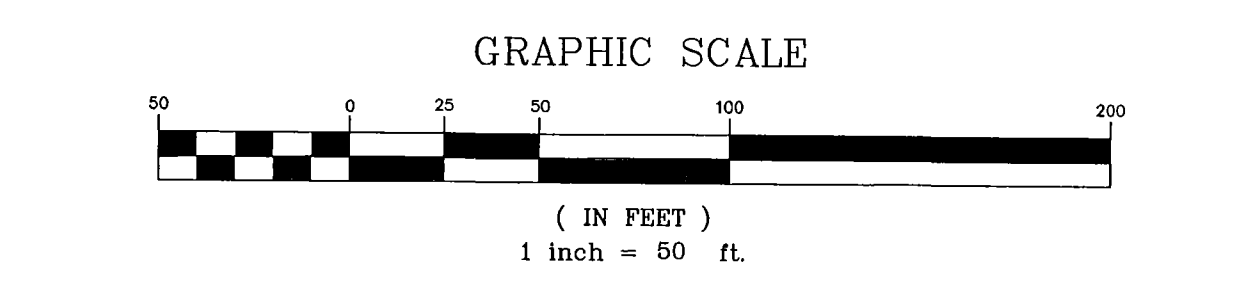
SURVEYOR'S CERTIFICATE:
TO MONTGOMERY INDUSTRIES INC., HUNTER, MACLEAN EXLEY & DUNN, P.C., INNOVATIVE FIBERS, LLC, CHICAGO TITLE INSURANCE COMPANY, WACHOVIA BANK, NATIONAL ASSOCIATION, MONTGOMERY INDUSTRIES, LP, HAINSWORTH SINKLER BOYD, PA, AND HPBM&J TITLE AGENCY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1.2, 3.4, 7(A), 8.9, 10(A), 11, 13, 16, 17 AND 18 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE MAXIMUM RELATIVE POSITIONAL ACCURACY OF THIS SURVEY IS 0.15 FEET PLUS 70 PPM.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HERON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER, 45076-0088B, EFFECTIVE DATE AUGUST 1, 1984 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

CHARLES J. DEBAR, SCSLS NO. 21938 DATE 4/2/07



ALTA/ACSM LAND TITLE SURVEY OF THE LANDS OF MONTGOMERY INDUSTRIES, INC DB 53U, PAGE 208 AND PORTION OF DB 35K, PAGE 291 LITTLEJOHN STREET SPARTANBURG COUNTY SOUTH CAROLINA

FOR: INNOVATIVE FIBERS, LLC
PROPERTY OWNER: MONTGOMERY INDUSTRIES, INC
PO BOX 5565
SPARTANBURG, SOUTH CAROLINA 29304
SURVEY BY: POST, BUCKLEY, SCHUH & JERNIGAN, INC.
5200 77 CENTER DRIVE, SUITE 500
COLUMBIA, SOUTH CAROLINA 29205
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Table with 3 columns: DATE, REVISION, REVISED BY. Includes entries for 4-27-07, 4-11-07, and 4-4-07.