

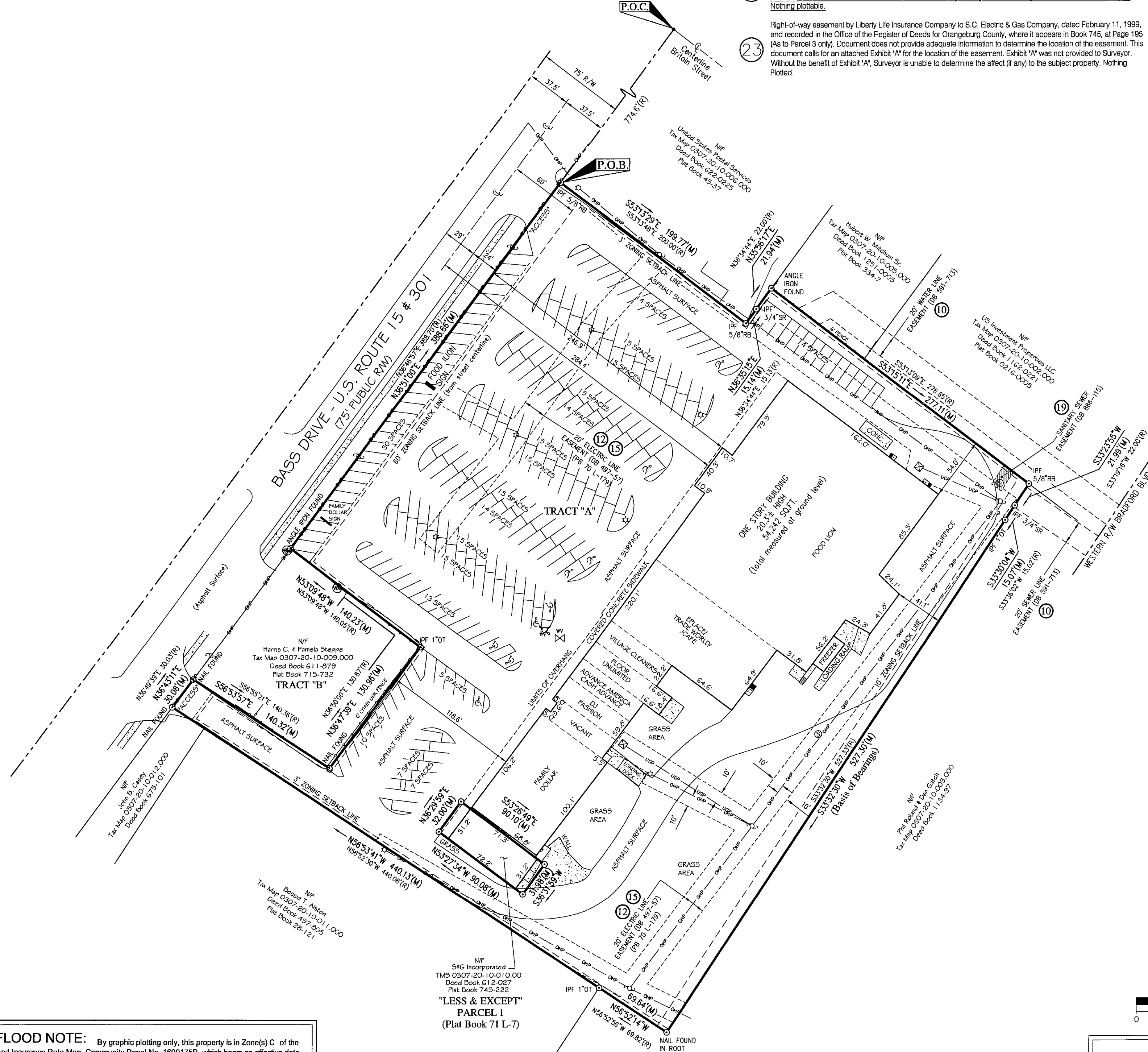
MISCELLANEOUS NOTES

- (MN1) The bearing of S 33°32'39" W, (Labeled as Basis of Bearings) on the southeastern property line of the subject property, as evidenced by monuments found, was used as the basis of bearings for this survey as shown on plat recorded in the Orangeburg County Register of Deeds Office in Plat Book 70 L, Page 179.
- (MN2) Access to the subject property via the Public Right of Way of Bass Drive.
- (MN3) Tax Map Number 0307-20-10-007.00.
- (MN4) On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- (MN5) Surveyor is unaware of any changes in street right-of-way lines, either completed or proposed.
- (MN6) On the date of the field survey there was not observable evidence of site use as a solid waste dump, pump or sanitary landfill.
- (MN7) On the date of the field survey there was not observable evidence of the existence of cemeteries or burial grounds located on the subject property.
- (MN8) Posted address #697 observed at time of field survey.

ITEMS CORRESPONDING TO SCHEDULE B

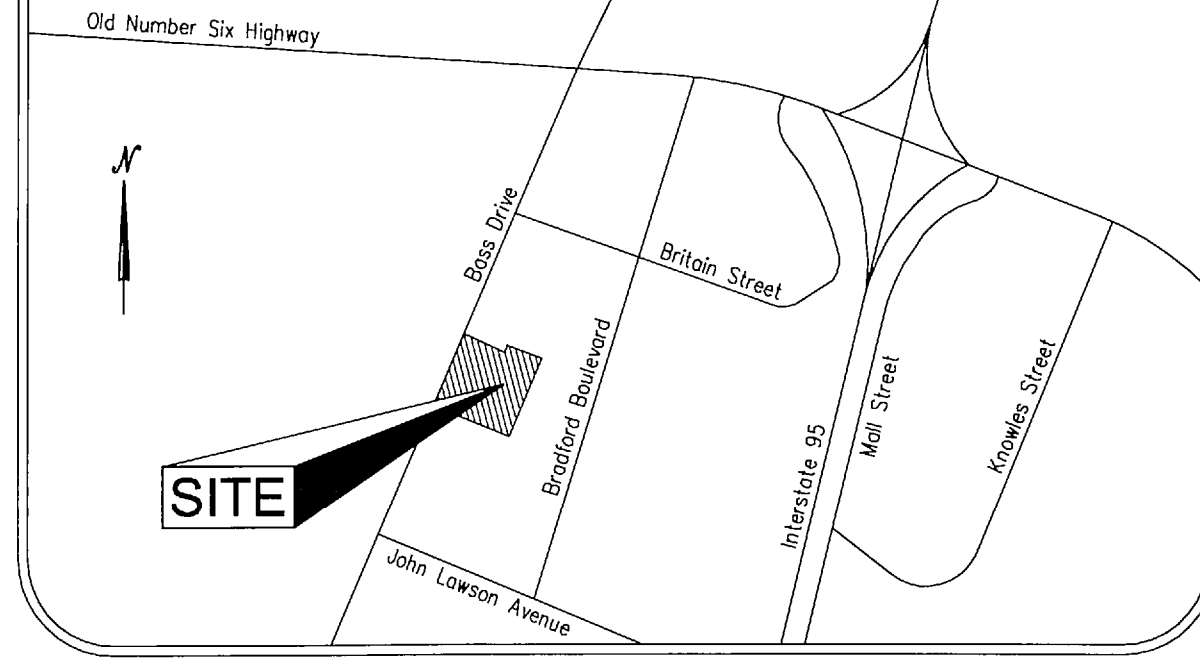
- (8) Declaration of Easements, Restriction and Covenants by Bradford Village Investments, L.P., dated December 23, 1984 and recorded in the Office of the Register of Deeds for Orangeburg County in Book 811, at Page 845, and amended by Bradford Village Investments, L.P. and S&G Incorporated, pursuant to Amended Declaration and recorded in said Office on June 24, 1999, where it appears in Book 762, at Page 135 (As to Parcel 1 only). Does affect. Nothing plotted.
- (9) Right of Way Easements from Windsor/Aughtry Company, Inc. and Bradford Village Associates, L.P. to C. Harris Steppes, II and Pamela M. Steppes for constructing and maintaining a septic tank, sewer lines, necessary drain field lines, any and all incidental requirements of Orangeburg County recorded in Book 598, at Page 0513 and corrected in Book 601 at Page 129 in the RMC Office for Orangeburg County (As to Parcel 1 only). Does not affect the subject property. Nothing plotted.
- (10) Easements described in the Utility Easement from South Carolina Real Estate Development Company, Inc. to Bradford Village Associates, L.P., dated April 23, 1993 and recorded in Book 591 at Page 0713 in the RMC Office for Orangeburg County (As to Parcel 1 only). Benefits the subject property. Plotted.
- (12) Easement from Dolph D. Overton to South Carolina Electric & Gas Company dated May 9, 1984 and recorded in Book 497 at Page 57 in the RMC Office for Orangeburg County (As to Parcel 1 only). Does affect. Plotted.
- (15) 25' Electric Easement as shown on the Plat dated May 3, 1993 prepared by Edisto Surveyors, Inc., recorded in Book 70 L at Page 179, in the RMC Office for Orangeburg County (As to Parcel 1 only). The 25' Electric Easement is plotted.
- (19) Sewer Line Easement from JMLM Realty to USHCP Santee, LLC dated May 31, 2001, and recorded in the Office of the Register of Deeds for Orangeburg County on August 31, 2001, where it appears in Book 886, at Page 115 (As to Parcel 1 only). Does affect. Plotted.
- (20) Easement and right-of-way from JMLM Realty, LLC in favor of South Carolina Electric & Gas Company, dated October 12, 2004, and recorded in the Office of the Register of Deeds for Orangeburg County, where it appears in Deed Book 1074, at Page 160 (As to Parcel 1 only). Does affect. Document does not provide adequate information to determine the location of the easement. This easement pertains to underground gas lines. Underground utilities were not located. Nothing plotted.
- (23) Right-of-way easement by Liberty Life Insurance Company to S.C. Electric & Gas Company, dated February 11, 1999, and recorded in the Office of the Register of Deeds for Orangeburg County, where it appears in Book 745, at Page 195 (As to Parcel 3 only). Document does not provide adequate information to determine the location of the easement. This document calls for an attached Exhibit "M" for the location of the easement. Exhibit "M" was not provided to Surveyor. Without the benefit of Exhibit "M", Surveyor is unable to determine the affect (if any) to the subject property. Nothing Plotted.

Intersection of the southwestern right-of-way of Bass Drive-U.S. Highway 35 & 130 and the centerline of Britton Street
(Title Commitment Legal Description)



FLOOD NOTE: By graphic plotting only, this property is in Zone(s) C of the Flood Insurance Rate Map, Community Panel No. 1600175B, which bears an effective date of December 16, 1980 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

VICINITY MAP - NOT TO SCALE



CURRENT ZONING INFORMATION

STATUS	ZONED - "GC" General Commercial	STATUS
ITEM	REQUIRED	OBSERVED
PERMITTED USE	Retail	Retail
MIN. LOT AREA	None Stated	n/a
MIN. DEPTH	None Stated	n/a
MIN. LOT WIDTH	50'	418.74'
MAX. BLDG COVERAGE	**	54,525
MIN. SETBACKS FRONT	60' from street centerline	284.4'
MIN. SETBACKS SIDE	3'	54.0'
MIN. SETBACKS REAR	10'	41.1'
MAX. BUILDING HEIGHT	35'	20.3'
PARKING REGULAR		248
PARKING HANDICAP		9
PARKING TOTAL		257

PARKING REQUIREMENTS:
1 space per 200 square feet of gross floor area
** 1st unit - 7,000 sq. ft.
Each additional units - 2,500 sq. ft.

According to Ms. Linda Shiply the existing site improvements have been "Grandfathered" in current zoning requirements.

PROPERTY AREA

5.891 Acres - 256,612 Sq. Ft.

ENCROACHMENT/PROJECTIONS

None observed at time of field survey.

UTILITY NOTES

- (1) From observed above ground appearances only as shown hereon, gas, electric, sanitary sewer, telephone, and water lines and/or service is available for the subject property, and appear to enter the subject property through the public street right-of-way and/or private easements noted hereon.
- (2) The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses. Barrett Surveying Group makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. Barrett Surveying Group further does not warrant that the underground utilities shown are in the exact location as indicated. Barrett Surveying Group has physically located only those underground utilities which are visibly apparent from observed evidence of above ground appearances.

LEGEND OF SYMBOLS & ABBREVIATIONS

CTV	Cable Television	☆	Light Pole	CMP	Corrugated metal pipe
—○—	Chain Link Fence	⊙	Ball South Manhole	OT	Crimp top pipe
—●—	Fiber Optic Cable	⊙	Storm Drain Manhole	OE	Drainage easement
—GAS—	Gas Line	⊙	Sanitary Sewer Manhole	EP	Edge of pavement
—QHP—	Overhead Power Line	⊙	Telephone Manhole	IFB	Iron pin bound
—UGP—	Underground Power Line	⊙	Water Manhole	NSC	Nail & cap
—W—	Water Line	⊙	Water Valve	NSC	Nail & cap
—SD—	Storm Drain Line	⊙	Water Valve	NSC	Nail & cap
—SS—	Sanitary Sewer Line	⊙	Water Valve	NSC	Nail & cap
—UGT—	Underground Telephone Line	⊙	Water Valve	NSC	Nail & cap
⊙	Catch Basin	⊙	Water Valve	NSC	Nail & cap
⊙	Drop Inlet	⊙	Water Valve	NSC	Nail & cap
⊙	Electric Transformer	⊙	Water Valve	NSC	Nail & cap
⊙	Fire Hydrant	⊙	Water Valve	NSC	Nail & cap
⊙	Gas Valve	⊙	Water Valve	NSC	Nail & cap
⊙	Post Indicator Valve	⊙	Water Valve	NSC	Nail & cap
⊙	Electric Meter	⊙	Water Valve	NSC	Nail & cap

NOTICE

PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION 40-22-270(b), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE CONSIDERED A WORK IN PROGRESS.

Survey Prepared By:
Barrett Surveying Group, LLC
112 Newkirk Way
P.O. Box 1340
Travelers Rest, SC 29690
Tel: 864-834-3732
Email: info@barrettsurveying.net
BSG # 10-2227

ALTA/ACSM Surveys
Boundary Surveys
Construction Layout
Mortgage Surveys
Subdivisions
Topographic Surveys

info@barrettsurveying.net
(864) 834-3732
112 Newkirk Way
P.O. Box 1340
Travelers Rest, SC 29690

TITLE LEGAL DESCRIPTION

Parcel 1:
All that certain piece, parcel or lot of land, lying and being in the Town of Santee, County of Orangeburg, State of South Carolina, consisting of 5.892 acres, more or less, more particularly described as follows:

Commencing at the intersection of the southeastern right-of-way of Bass Drive (U.S. Route 15 & 301) (37.5 feet from centerline) and the centerline of Britton Street, said point marked as the point of commencing. Thence running in a southwesterly direction along the southeastern right-of-way (37.5 feet from centerline) of Bass Drive (U.S. Route 15 & 301) for a distance of 774.6 feet to a 5/8" rebar on the northwest corner of the tract of land identified as Tract "A", which point is the point of beginning. Thence turning and running South 53 degrees 13 minutes 48 seconds East for a distance of 200.00 feet along the lands of Real Properties M.L.P., Ltd to a 5/8" rebar; Thence turning and running North 39 degrees 34 minutes 44 seconds East for a distance of 15.13 feet along the lands, of Real Properties M.L.P., Ltd to a 5/8" rebar; Thence running North 36 degrees 34 minutes 44 seconds East for a distance of 22.00 feet along the lands of Real Properties M.L.P., Ltd to a 5/8" rebar; Thence turning and running South 53 degrees 13 minutes 09 seconds East for a distance of 276.85 feet along the lands of Doug Albergotti, et al and Liberty Life Insurance Company to a 5/8" rebar; Thence turning and running South 33 degrees 19 minutes 16 seconds West for a distance of 22.00 feet along the lands of Liberty Life Insurance Company to a 1/2" rebar; Thence turning and running South 33 degrees 36 minutes 02 West for a distance of 15.02 feet along the lands of Liberty Life Insurance Company to a 1/2" pipe; Thence turning and running South 33 degrees 32 minutes 30 seconds West for a distance of 527.33 feet along the lands of Liberty Life Insurance Company to a 1/2" pipe; Thence turning and running North 56 degrees 52 minutes 56 seconds West for a distance of 69.82 feet along the lands of Liberty Life Insurance Company to a 1/2" pipe; Thence turning and running North 56 degrees 52 minutes 30 seconds West for a distance of 440.06 feet along the lands of Bessie T. Alston and W.D. Baultrick to a 3/4" pipe; Thence turning and running North 36 degrees 49 minutes 30 seconds East for a distance of 30.03 feet along the southeastern right-of-way (37.5 feet from centerline) of Bass Drive (U.S. Route 15 & 301) to a nail in asphalt; Thence turning and running South 56 degrees 55 minutes 21 seconds East for a distance of 140.36 feet along the lands of Tract "B" to a 1/2" crimped pipe; Thence turning and running North 36 degrees 50 minutes 00 seconds East for a distance of 130.87 feet along the lands of Tract "B" to a 3/4" pipe; Thence turning and running North 53 degrees 09 minutes 48 seconds West for a distance of 140.05 feet along the lands of Tract "B" to a 1/2" pipe; Thence turning and running North 36 degrees 46 minutes 57 seconds East for a distance of 388.70 feet along the southeastern right-of-way (37.5 feet from centerline) of Bass Drive (U.S. Route 15 & 301) to a 5/8" rebar, said 5/8" rebar being the point of beginning. Less exception the certain Parcel 1 as shown on that certain plat dated February 12, 1993 and recorded in Plat Book 71 L at Page 7 in the RMC Office for Orangeburg County.

Parcel 2:
Easement Rights described in Declaration of Easements, Restrictions and Covenants by Bradford Village Investments, L.P., dated December 23, 1994 and recorded in Book 611 at Page 0645, and amended by Bradford Village Investments, L.P. and S&G Incorporated and filed for record June 24, 1999 in Book 762, Page 135 in the RMC Office for Orangeburg County with respect to the following described land:

All that certain piece, parcel or lot of land, lying and being in the Town of Santee, County of Orangeburg, State of South Carolina, more particularly described as follows:

The certain Parcel 1 as shown on that certain plat dated Friday 12, 1993 and recorded in Plat Book 71 L at Page 7 in the RMC Office for Orangeburg County.

Parcel 3
Easement Rights described in Utility Easement from South Carolina Real Estate Development Company, Inc. to Bradford Village Associates, L.P., and dated April 23, 1993 and recorded in Book 591 at Page 0713 in the RMC Office for Orangeburg County with respect to the following described land:

All that certain piece, parcel or lot of land, lying and being in the Town of Santee, County of Orangeburg, State of South Carolina, more particularly described as follows:

That certain tract of land shown as Tract "C" on a plat entitled "Plat showing the Commercial Property Tracts A, B and C - Property of Dolph D. Overton, III About To Be Conveyed to South Carolina Real Estate Development" prepared by Simire Environmental Consultants dated June 20, 1988 in Plat Book 69 L at Page 15; Less and except, however, that portion of Tract "C" previously conveyed by South Carolina Real Estate Development Company, Inc. to Windsor/Aughtry Company, Inc. by deed recorded in the RMC Office for Orangeburg County in Deed Book 547 at Page 1198 and that portion of Tract "C" previously conveyed to Bradford Village Associates, L.P.

Being the same land described in First American Title Insurance Company, commitment no. NCS-406756-DC72, bearing an effective date of February 2, 2010.

ALTA/ACSM LAND TITLE SURVEY

for
Bradford Village Center Project
697 Bass Drive, Santee, SC 29142
Orangeburg County

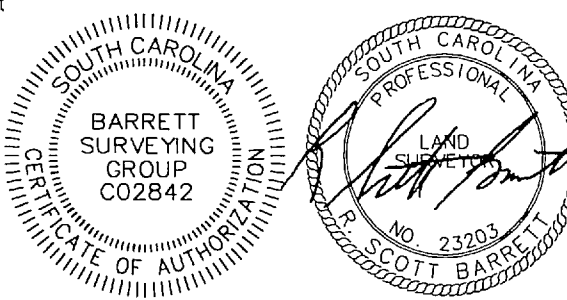
SURVEYOR'S CERTIFICATION

To: Bank of America, N.A. as successor by merger to LaSalle Bank National Association as Trustee for the registered holders of Heller Financial Commercial Mortgage Asset Corp., Mortgage Pass-Through Certificates, Series 2000 PH-1; CWCapital Asset Management LLC; First American Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in First American Title Insurance Company Commitment No. NCS-406756-DC72 dated February 2, 2010 and were made (i) 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 (ii) in accordance with the "Survey Requirements for Bradford Village Shopping Center Project dated 05/24/2010," and includes Items 2, 3, 4, 6, 7(b), 7(d)(1), 7(e), 8, 9, 10, 11(a), 13 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of South Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

I further state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Standards of Practice Manual for 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 shown.

Professional Land Surveyor: R. Scott Barrett
Registration No. 23203
In the State of South Carolina
Date of Survey: June 8, 2010
Date of Last Revision: July 19, 2010
Dated Printed:
Network Project No. 20100772-1



This plat is not suitable for recordation, unless bearing the original signature, date, and raised embossed seal of Professional Land Surveyor.

Sheet 1 of 1

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road, Akron, Ohio 44333
Phone: (800) SURVEY'S (781-8337), Fax: (330) 666-3608 www.bockandclark.com

