

Order Plot

EXHIBIT "A" LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF GREENWOOD, STATE OF SOUTH CAROLINA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTHERLY RIGHT OF WAY OF SOUTH CAROLINA STATE BY-PASS 72 NW (100' R/W), SAID POINT BEING THE SOUTHEAST CORNER OF OUTPARCEL 4 AS PER PLAT BOOK 100, PG 50, GREENWOOD COUNTY RECORDS, SAID POINT ALSO BEING THE POINT OF REFERENCE, THENCE CONTINUING ALONG SAID RIGHT OF WAY OF SOUTH CAROLINA STATE BY-PASS 72 NW N85° 22' 45" E, A DISTANCE OF 258.81 FEET TO MAG NAIL SET, SAID NAIL BEING THE POINT OF BEGINNING FOR THIS TRACT OF LAND, THENCE LEAVING SAID RIGHT OF WAY OF SOUTH CAROLINA STATE BY-PASS 72 NW, N24° 51' 31" W A DISTANCE OF 100.67 FEET TO A MAG NAIL SET, THENCE N85° 22' 45" E A DISTANCE OF 235.05 FEET TO A MAG NAIL SET, THENCE S24° 51' 31" E A DISTANCE OF 100.67 FEET TO A 1/2 INCH REBAR SET ALONG THE AFORESAID RIGHT OF WAY OF SOUTH CAROLINA STATE BY-PASS 72 NW, THENCE CONTINUING ALONG SAID RIGHT OF WAY S85° 22' 45" W A DISTANCE OF 235.05 FEET TO SAID POINT OF BEGINNING.

SAID TRACT OF LAND CONTAINS 23,662 SQUARE FEET OR 0.543 ACRES, MORE OR LESS, AND BEING SHOWN AND DELINEATED ON THAT CERTAIN PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR WAL-MART STORES, INC.", PREPARED BY DONALDSON GARRETT & ASSOCIATES, INC., DATED APRIL 10, 2007 AND RECORDED IN PLAT BOOK 133, PAGE 75-76, OCC FOR GREENWOOD COUNTY.

TOGETHER WITH EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND, BETWEEN WAL-MART STORES, INC. AND BCW OF GREENWOOD, L.L.C., DATED AS OF DECEMBER 18, 1996 AND RECORDED DECEMBER 23, 1996 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 469, PAGE 161 AND DEED BOOK 473, PAGE 54; AMENDED BY CONSENT REGARDING ECR, DATED DECEMBER 18, 1996 AND RECORDED DECEMBER 23, 1996 IN THE AFORESAID OFFICE IN DEED BOOK 469, PAGE 162 AND DEED BOOK 485, PAGE 104; FURTHER AMENDED BY CONSENT REGARDING ECR, DATED APRIL 25, 1997 AND RECORDED JUNE 12, 1997 IN THE AFORESAID OFFICE IN DEED BOOK 484, PAGE 125; AS RATIFIED BY THAT CERTAIN RATIFICATION OF LEASE AGREEMENT AMENDMENTS AND ECR, DATED APRIL 25, 1997 AND RECORDED JUNE 12, 1997 IN THE AFORESAID OFFICE IN DEED BOOK 484, PAGE 116; AS AMENDED BY FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED MARCH 20, 2012, RECORDED MARCH 20, 2012 IN BOOK 1300, PAGE 292.

TOGETHER WITH EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST AND MURPHY OIL USA, INC., A DELAWARE CORPORATION, DATED OCTOBER 29, 2007 AND RECORDED IN THE AFORESAID OFFICE ON JULY 17, 2008 IN DEED BOOK 1114, PAGE 251.

TITLE EXCEPTIONS

THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER NCS-839842-3-CHAR DATED MARCH 10, 2017 AT 7:59 A.M.

SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO MURPHY OIL USA, INC. BY VIRTUE OF SPECIAL WARRANTY DEED RECORDED IN D.B. 1114, PG. 240, GREENWOOD COUNTY, SOUTH CAROLINA RECORDS.

SURVEY RELATED SCHEDULE B - SECTION 2 EXCEPTIONS

7. RIGHT OF WAY BY GREENWOOD MILLS TO THE CITY OF GREENWOOD, DATED OCTOBER 19, 1948 AND RECORDED OCTOBER 21, 1948 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 80, PAGE 245. UNABLE TO DETERMINE THE LOCATION OF RIGHT-OF-WAY USING DOCUMENT PROVIDED. DESCRIPTION TOO VAGUE.

8. RIGHT OF WAY BY GREENWOOD MILLS TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENWOOD, S.C., DATED JUNE 6, 1987 AND RECORDED JULY 31, 1987 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 203, PAGE 524. UNABLE TO DETERMINE THE LOCATION OF RIGHT-OF-WAY USING DOCUMENT PROVIDED. DOCUMENT IS ILLEGIBLE.

9. EASEMENT GRANTED BY GREENWOOD MILLS, INC. TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENWOOD, S.C., DATED DECEMBER 23, 1970 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 203, PAGE 524. UNABLE TO DETERMINE THE LOCATION OF THE EASEMENT USING DOCUMENT PROVIDED. DOCUMENT IS ILLEGIBLE.

10. EASEMENT GRANTED BY GREENWOOD MILLS, INC. TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENWOOD, S.C., DATED DECEMBER 20, 1993 AND RECORDED JANUARY 17, 1994 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 388, PAGE 180. UNABLE TO DETERMINE THE LOCATION OF THE EASEMENT USING DOCUMENT PROVIDED. DESCRIPTION TOO VAGUE.

11. EASEMENT RETAINED BY GREENWOOD MILLS, INC. CONTAINED IN THE DEED FROM GREENWOOD MILLS, INC. TO BCW OF GREENWOOD, L.L.C. DATED OCTOBER 9, 1995 AND RECORDED OCTOBER 12, 1995 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 430, PAGE 14 AND THE TERMS AND CONDITIONS THEREOF. THE EASEMENT DOES NOT AFFECT THE SUBJECT PROPERTY.

12. RIGHT OF WAY BY BCW OF GREENWOOD, L.L.C. TO THE COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF GREENWOOD, S.C., DATED AUGUST 23, 1996 AND RECORDED AUGUST 23, 1996 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 459, PAGE 98. AFFECTS THE SUBJECT PROPERTY AS SHOWN ON THE SURVEY.

13. EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BETWEEN WAL-MART STORES, INC. AND BCW OF GREENWOOD, L.L.C., DATED AS OF DECEMBER 18, 1996 AND RECORDED DECEMBER 23, 1996 IN THE OFFICE OF THE CLERK OF COURT FOR GREENWOOD COUNTY IN DEED BOOK 469, PAGE 161 AND DEED BOOK 473, PAGE 54, AS AFFECTED OR AMENDED BY THE FOLLOWING:

A. CONSENT REGARDING ECR, DATED DECEMBER 18, 1996 AND RECORDED DECEMBER 23, 1996 IN THE AFORESAID OFFICE IN DEED BOOK 469, PAGE 162 AND DEED BOOK 485, PAGE 104; CONSENT REGARDING ECR, DATED APRIL 25, 1997 AND RECORDED JUNE 12, 1997 IN THE AFORESAID OFFICE IN DEED BOOK 484, PAGE 125.

C. RATIFICATION OF LEASE AGREEMENT AMENDED AND ECR, DATED APRIL 25, 1997 AND RECORDED JUNE 12, 1997 IN THE AFORESAID OFFICE IN DEED BOOK 484, PAGE 116; AND FIRST AMENDMENT TO EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED MARCH 20, 2012, RECORDED MARCH 20, 2012 IN BOOK 1300, PAGE 292.

AFFECTS THE SUBJECT PROPERTY BUT THERE ARE NO PLOTTABLE MATTERS.

14. PLAT OF SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR NEW YORK LIFE INSURANCE COMPANY, PREPARED BY FREELAND - CLINKSCALES & ASSOCIATES, SURVEYOR, DATED OCTOBER 23, 1996, DISCLOSES THE FOLLOWING, TOGETHER WITH ANY APPROPRIATE EASEMENTS:

- A. POWER LINE DESIGNATED AS "OWNED BY GREENWOOD MILLS";
B. SEWER LINES;
C. SANITARY SEWER LINES;
D. EASEMENTS;
E. DETENTION PONDS;
F. MANHOLES;
G. REINFORCED CONCRETE PIPES;
H. POWER POLES;
I. POWER LINES;



LOCATION MAP

GENERAL NOTES

SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.

2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,467 FEET, AND AN ANGULAR ERROR OF 00.50 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.

3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO EXCEED AN ACCURACY OF ONE FOOT IN 1,000,000 FEET.

4. TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN MURPHY OIL USA, INC. BY VIRTUE OF A SPECIAL WARRANTY DEED RECORDED IN D.B. 1114, PG. 240, GREENWOOD COUNTY, SOUTH CAROLINA RECORDS.

5. I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 4504700154D DATED MAY 3, 2011 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS SHOWN NOT TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.

6. THE BASIS OF BEARINGS USED FOR THIS SURVEY IS FROM AN ALTA/ACSM LAND TITLE SURVEY FOR WAL-MART REAL ESTATE BUSINESS TRUST BY DONALDSON GARRETT & ASSOCIATES, INC. DATED APRIL 10, 2007 AND RECORDED ON OCTOBER 30, 2007 IN PLAT BOOK 133, PG. 75, GREENWOOD COUNTY, SOUTH CAROLINA RECORDS. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS OF NGS BASE STATIONS DESIGNATED "0K7758", "0F9211" AND "0N8743" (NAVD 88).

7. THE SURVEYED PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT) ACCORDING TO THE GREENWOOD COUNTY, SOUTH CAROLINA PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

Table with 2 columns: Dimension and Value. FRONT: 30 FT., SIDE: 10 FT., REAR: 15 FT., MAXIMUM BUILDING HEIGHT: 50 FT. (ALSO SEE ECR), MAXIMUM IMPERVIOUS SURFACE RATIO: 75%.

8. THE TAX PARCEL ID FOR THE SUBJECT PROPERTY IS 6836-983-539.

9. UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.

10. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF THIS SURVEY.

11. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AT THE TIME OF THIS SURVEY.

12. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF THIS SURVEY.

13. THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL AT THE TIME OF THIS SURVEY.

14. THERE WERE NO KNOWN WETLAND AREAS (AS DELINEATED BY APPROPRIATE AUTHORITIES) LOCATED ON THE SURVEYED PROPERTY AT THE TIME OF THIS SURVEY.

15. THE CONTOUR INTERVAL IS ONE FOOT.

16. ALL REBARS OR PK NAILS MARKED AS SET ARE CAPPED AND READ "RODNEY E. ABNEY, JR. L.S. 23202."

17. SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION NO. 3585.

18. I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF THAT THIS 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 "A" SURVEY AS SPECIFIED HEREIN.

CERTIFICATION

TO: MURPHY OIL USA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 5, 6(A), 7(A)(B)(1), 8, 9, 11, 13, 14, 15, 16, 17, 18, 19, 20, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 29, 2017.

DATE OF PLAT OR MAP: JULY 24, 2017

RODNEY E. ABNEY, JR. DATE

SOUTH CAROLINA RLS NO. 23202



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Table with 3 columns: No., Date, Description. Includes drawing scale (1" = 20 FT.), fieldwork date (06-29-17), release date (07-24-17), drawn by (RWS), checked by (PCB), and revision table.

P.B. 133, PG. 75 508 S.C. BY-PASS 72 NW GREENWOOD, S.C. 29649 GREENWOOD COUNTY - SOUTH CAROLINA

ALTA/NSPS LAND TITLE SURVEY FOR MURPHY OIL USA, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY

PROJECT NO. 17-138-0 DRAWING FILE: 17-138-0 SURVEY.DWG SHEET NO. S-1 1 OF 2