

UTILITY INFORMATION SC DEPT. OF TRANSPORTATION TEL: 864-241-1010 CONTACT: STEVEN W. GWINN WATER: GREENVILLE WATER SYSTEM TEL: 864-241-6112 ELECTRIC SERVICES: DUKE ENERGY TEL: 864-370-5011 PIEDMONT NATURAL GAS TEL: 864-286-7900 PLANNING & ZONING DEPT. TEL: 864-467-7425 TELEPHONE: AT&T TEL: 864-298-0702	ZONING DATA ZONED: S-1 (SERVICE DISTRICT) SETBACK LINES: FRONT: 35' SIDE: 25' REAR: 25' MAXIMUM BUILDING HEIGHT: 45' FLOOD INFORMATION FLOOD ZONE "X" (MINIMAL FLOOD HAZARD) PER FEMA MAP NO. 45045C0409E EFFECTIVE DATE: AUGUST 18, 2014 PARKING REGULAR = N/A HANDICAP = N/A	
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LOCATION MAP
SCALE: 1"=2,000'

Exceptions to Title, Schedule B, Part II
 Fidelity National Title
 File No. 05956-20DE
 Effective Date: November 17, 2020, at 08:30 AM

- 1-3. (NOT A SURVEY MATTER)
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (CURRENT SURVEY SHOWN HEREON)
5. (NOT A SURVEY MATTER)
6. No Insurance is afforded as to the exact amount of acreage contained in the Land. (CURRENT ACREAGE SHOWN HEREON)
7. Easement Agreement by and between Stanley K. Monteith and Barbara Monteith, as Trustees under Trust Agreement dated May 5, 1988, Comerica Bank-California, as Custodian for the Donald Siebir Rollover Account, and Diagnostic Imaging, Inc., Pension and Profit Sharing Fund, George Eric Geslin, M. D. and Greenville 10 DG, LLC, a Georgia limited liability company, dated December 23, 2003, and recorded February 5, 2004 in the ROD Office for Greenville County in Deed Book 2073 at Page 1932, as shown/noted on that certain ALTA/NSPS Land Title Survey prepared by Nicholas L. Mansfield, Professional Surveyor, dated February 12, 2020, as Project No. 20-020, last revised JULY 31, 2020. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
8. INTENTIONALLY DELETED.
9. INTENTIONALLY DELETED.
10. INTENTIONALLY DELETED.
11. INTENTIONALLY DELETED.
12. Right of way from Hattie L. Gresham to Slate Rural Electrification Authority dated December 11, 1936, and recorded February 11, 1937, in the ROD Office for Greenville County in Deed Book 198 at Page 66. (AFFECTS THE SUBJECT PARCEL, BLANKET IN NATURE OVER ELECTRIC LINES, NOT PLOTTABLE)
13. Easement given by East Butler, LLC, a South Carolina limited liability company, to Piedmont Natural Gas Company, Inc., a North Carolina corporation, dated March 18, 2020, and recorded April 13, 2020, in the Greenville County ROD Office in Deed Book 2591 at Page 5130. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
14. Pending such time as the improvements contemplated upon the Land shall be commenced, liability under this policy is limited to \$950,000.00, the purchase price paid for the Land; but as and when the erection of such improvements shall be commenced, liability hereunder shall increase, as the improvements progress, in the amount of the cost thereof, up to the face amount of this policy [AS TO OWNER'S POLICY]. (NOT A SURVEY MATTER)
15. 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 South Carolina Code Section 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 [AS TO LOAN POLICY]. (NOT A SURVEY MATTER)
16. A survey entitled Butler-Monteith Subdivision prepared by H. Tate Jones, Surveyor, dated October 17, 2003, and recorded February 24, 2004, in the ROD Office for Greenville County in Plat Book 48-B at Page 29, discloses the following, together with any appropriate easement:
 (a) Detention easement 0.98 acres; (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
 (b) 20 foot and 25 foot building setback lines. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)
17. A survey entitled ALTA/NSPS LAND TITLE SURVEY FOR CROSS DEVELOPMENT ACQUISITION, LLC, prepared by Nicholas L. Mansfield, Professional Surveyor, dated February 12, 2020, as Project No. 20-020, last revised JULY 31, 2020, reveals the following, together with any appropriate easements: (CURRENT SURVEY SHOWN HEREON)
 (a) 20' and 25' building setback lines;
 (b) Mauldin Sign;
 (c) Traffic Sign;
 (d) Realty Sign;
 (e) 15' and 18' reinforced concrete pipes;
 (f) Detention Easement;
 (g) Underground electric line;
 (h) Overhead power line and power poles;
 (i) Utility Station Site Easement;
 (j) 30' Temporary Easement
18. Stormwater Management Facility Maintenance Agreement by and between East Butler, LLC, and Greenville County, dated October 28, 2020, and recorded November 3, 2020, in the Greenville County ROD Office in Deed Book 2607 at Page 4448. (AFFECTS THE SUBJECT PARCEL AS SHOWN HEREON)

- NOTES:
- NORTH ARROW, BEARINGS, AND COORDINATES ARE BASED UPON SC GRID NAD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
 - ELEVATIONS ARE BASED UPON NAVD 88 ESTABLISHED BY VIRTUAL REFERENCE STATION REAL TIME NETWORK GPS OBSERVATION.
 - REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK 1382, PAGE 41 RECORDED IN THE GREENVILLE COUNTY REGISTER OF DEEDS OFFICE.
 - THIS SURVEY MEETS THE REQUIREMENT FOR A CLASS "A" SURVEY (1:10,000) AS DEFINED FOR THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF SOUTH CAROLINA.
 - THE AREA WAS DETERMINED BY DMD METHOD.
 - ALL HORIZONTAL DISTANCES ARE GROUND DISTANCES.
 - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM ONE CALL TICKET #2002031295, FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE SHOWN AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THE PROPERTY APPEARS TO BE IN FEMA ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER #45045C0409E; EFFECTIVE AUGUST 18, 2014.
 - ZONING CONFIRMED PER LETTER PROVIDED BY THE CITY OF MAULDIN DATED JUNE 2, 2020.
 - TOTAL AREA = 324,615 S.F. = 7.452± ACRES
 - NO EVIDENCE OF RECENT EARTH MOVING, BUILDING CONSTRUCTION, STREET OR SIDEWALK CONSTRUCTION WAS OBSERVED ON SITE.
 - THE SITE DOES NOT APPEAR TO HAVE BEEN USED AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
 - NO VISIBLE FLAGGING EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED. NO HAS RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
 - THE SUBJECT PARCEL HAS ACCESS TO EAST BUTLER ROAD, A PUBLIC RIGHT-OF-WAY, VIA A DEDICATED ACCESS EASEMENT.
 - THE SUBJECT PARCEL HAS A CURRENT ADDRESS OF 1215 E BUTLER ROAD. A NEW ADDRESS MAY BE ASSIGNED UPON THE SUBDIVISION PLAT IS RECORDED.
 - LISTED UTILITY PROVIDERS HAVE PROVIDED WILL SERVE LETTERS.
 - NO PARKING SPACES WERE FOUND ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
 - NO PARTIAL LOTS WERE FOUND ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
 - NO CHANGES IN ROAD RIGHT-OF-WAYS WERE FOUND ON THE SUBJECT PARCEL AT THE TIME OF THIS SURVEY.
 - NO ROAD OR SIDEWALK CONSTRUCTION WAS OBSERVED AT THE TIME OF THIS SURVEY.

THE LAND REFERRED TO HEREIN IS NOW IS LOCATED IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN GREENVILLE COUNTY, SOUTH CAROLINA SHOWN AS NEW PARCEL 1 ON A SURVEY PREPARED BY SURVEY MATTERS, LLC ENTITLED ALTA/NSPS LAND TITLE SURVEY FOR CROSS DEVELOPMENT ACQUISITION, LLC, DATED FEBRUARY 12, 2020, AS PROJECT NO. 20-020, LAST REVISED JULY 31, 2020, RECORDED NOVEMBER 13, 2020, IN THE GREENVILLE COUNTY ROD OFFICE IN PLAT BOOK 1382 AT PAGE 41, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF EAST BUTLER ROAD (ASSUMED 35 FOOT PUBLIC RIGHT-OF-WAY) HAVING SC GRID COORDINATES OF N 1,087,811.20, E 1,618,147.23; THENCE LEAVING SAID RIGHT-OF-WAY ALONG THE COMMON LINE OF NEW PARCEL 2 (FOR THE FOLLOWING TWO CALLS) (1) S51°16'33"W A DISTANCE OF 377.85 FEET TO A POINT, (2) THENCE N01°22'45"W A DISTANCE OF 252.13 FEET TO A POINT, THENCE ALONG THE COMMON LINE OF COL PROPERTIES, LLC, N88°37'15"E A DISTANCE OF 14.00 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF KRG WOODRUFF GREENVILLE, LLC, (FOR THE FOLLOWING THREE CALLS) (1) N88°29'32"E A DISTANCE OF 184.75 FEET TO AN IRON PIPE, (2) THENCE S06°09'47"E A DISTANCE OF 95.42 FEET TO AN IRON PIPE, (3) THENCE N83°32'03"E A DISTANCE OF 22.66 FEET TO AN IRON PIPE, THENCE ALONG THE COMMON LINE OF GALAXY DO GREENVILLE, LLC, (FOR THE FOLLOWING FOUR CALLS) (1) S08°16'33"E A DISTANCE OF 129.88 FEET TO AN IRON PIN, (2) THENCE S51°16'33"E A DISTANCE OF 62.40 FEET TO AN IRON PIN, (3) THENCE N84°07'24"E A DISTANCE OF 133.82 FEET TO AN IRON PIN, (4) THENCE S52°06'48"E A DISTANCE OF 35.77 FEET TO AN IRON PIN, THENCE ALONG THE NORTHWESTERLY MARGIN OF THE RIGHT-OF-WAY OF EAST BUTLER ROAD ALONG A COUNTERCLOCKWISE CURVE FOR 273.20 FEET HAVING A RADIUS OF 2,325.83 FEET A CHORD BEARING OF S34°52'21"W AND A CHORD DISTANCE OF 273.04 FEET TO THE POINT OF BEGINNING AND CONTAINING 111,847 S.F. OR 2.563 ACRES MORE OR LESS.

TOGETHER WITH certain rights and easements set forth in that certain Non-Exclusive Easement Agreement with Use Restrictions by and between CROSS DEVELOPMENT CC FIVE FORKS, LLC, a Texas limited liability company, and East Butler, LLC, a South Carolina limited liability company, dated November 13, 2020, and recorded November 13, 2020, in the Greenville County ROD Office in Deed Book _____ at Page _____

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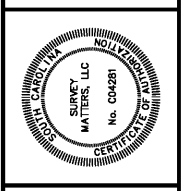
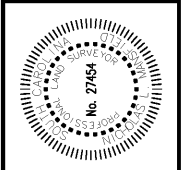
LEGEND			
—	PROPERTY LINE	⊕	DRAINAGE MANHOLE
- - -	ADJOINER PROPERTY LINE	⊗	SANITARY SEWER MANHOLE
- · - · -	EASEMENT LINE	⊙	WATER METER
---	STORM DRAINAGE PIPE	⊗	WATER VALVE
ss	SANITARY SEWER LINE	⊗	HYDRANT
wtr	WATER LINE	⊗	CLEANOUT
gas	GAS LINE	⊗	GAS VALVE
uge	UNDERGROUND ELECTRIC	⊗	GAS METER
ohe	OVERHEAD ELECTRIC	⊗	ELECTRIC METER
—	CHAINLINK FENCE	⊗	LIGHT POLE
—	OVERHANG	⊗	UTILITY POLE
—	MAULDIN/COUNTY LINE	⊗	AIR CONDITIONING
—	BRUSHLINE	⊗	DOWNSPOUT
—	GUIDE WIRE	⊗	SWEET GUM
—	SIGN	⊗	CRAPE MYRTLE
⊙	IRON PIN-REBAR FOUND	⊗	UNDERGROUND UTILITY BOX
⊙	IRON PIPE FOUND	⊗	MAILBOX
⊙	IRON PIN SET-5/8" REBAR	⊗	FIBER OPTIC MARKER
⊙	CALCULATED POINT	⊗	TELEPHONE PEDESTAL

TO: SB PB VICTORY, L.P., A TEXAS LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, CROSS DEVELOPMENT CC FIVE FORKS, LLC, A TEXAS LIMITED LIABILITY COMPANY, LENDER (TBD) ITS SUCCESSORS AND ASSIGNS, FIDELITY NATIONAL TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT 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, 6A, 6B, 7A, 7C, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 12, 2020.

Nicholas L. Mansfield
 NICHOLAS L. MANSFIELD DATE: 11/18/2020 REGISTRATION #27454

* THE WORDS "CERTIFY", "CERTIFICATE" OR "CERTIFICATION" AS USED HEREON ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.



SURVEY MATTERS
 LAND SURVEYING SERVICES
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REVISIONS
5/26/2020 RECORDED EASEMENT
6/9/2020 ANNEXATION
6/29/2020 SEWER INVERTS
7/31/2020 TITLE REPORT
11/17/2020 TITLE REPORT
11/18/2020 PARCEL DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
 PREPARED FOR:
 CROSS DEVELOPMENT ACQUISITION, LLC.
 PROPERTY OF:
 EAST BUTLER, LLC.
 1215 EAST BUTLER ROAD
 CITY OF MAULDIN, GREENVILLE COUNTY, SOUTH CAROLINA

DRAWN NMR	CHECKED NLM
SCALE: 1" = 40'	
DATE OF SURVEY: FEB. 12, 2020	
DATE OF PLAT: FEB. 25, 2020	
PROJECT NO. 20-020	
2 of 2	
SHEET NO.	