

DATA
 ZONED: I-2 INDUSTRIAL DISTRICT
 SETBACK REQUIREMENTS:
 NO BUILDING SHALL BE CLOSER THAN 100 FEET FROM ALL STREET R/W LINES OR 50 FEET FROM A SIDE OR REAR PROPERTY LINE. NO BUILDING OR ACCESSORY STRUCTURE SHALL BE LOCATED CLOSER THAN 150 FEET FROM A RESIDENTIAL DISTRICT.
 MAXIMUM BUILDING HEIGHT: 35'

AREA
 6,197,521 SQ. FT.
 142.28 ACRES

PARKING TABLE

| TYPE OF SPACES | NO. OF SPACES |
|----------------|---------------|
| REGULAR | 0 |
| HANDICAP | 0 |
| COMPACT | 0 |
| TOTAL | 0 |

PARKING REQUIREMENTS
 BASED ON USE.

SOURCE OF DATA
 GREENVILLE COUNTY PLANNING COMMISSION
 301 UNIVERSITY RIDGE, SUITE 400
 (864) 764-7270

ACCESS NOTE
 ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY OF BRACKEN ROAD (S-23-27).

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF DEC. 2, 2004, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X", AND ZONE "AE" PER COMMUNITY MAP NO. 4504SC0456D.

REFERENCE PLAT

- PLAT ENTITLED, "SURVEY FOR GROVE CREEK TECHNOLOGY PARK", BY C.O. RIDDLE SURVEYING CO., INC., DATED SEPTEMBER 13, 1999, AND RECORDED IN PLAT BOOK 41-G, PAGES 54A AND B.
- PLAT ENTITLED, DUKE POWER COMPANY MOONVILLE TAP BENT LOT ACQUIRED FROM PEOPLES NATIONAL BANK OF GREENVILLE TRUSTEE, DATED SEPTEMBER 26, 1966, AND RECORDED IN DEED BOOK 816, PAGE 112.

TAX ASSESSOR PARCEL NO.
 PART 0409000100103

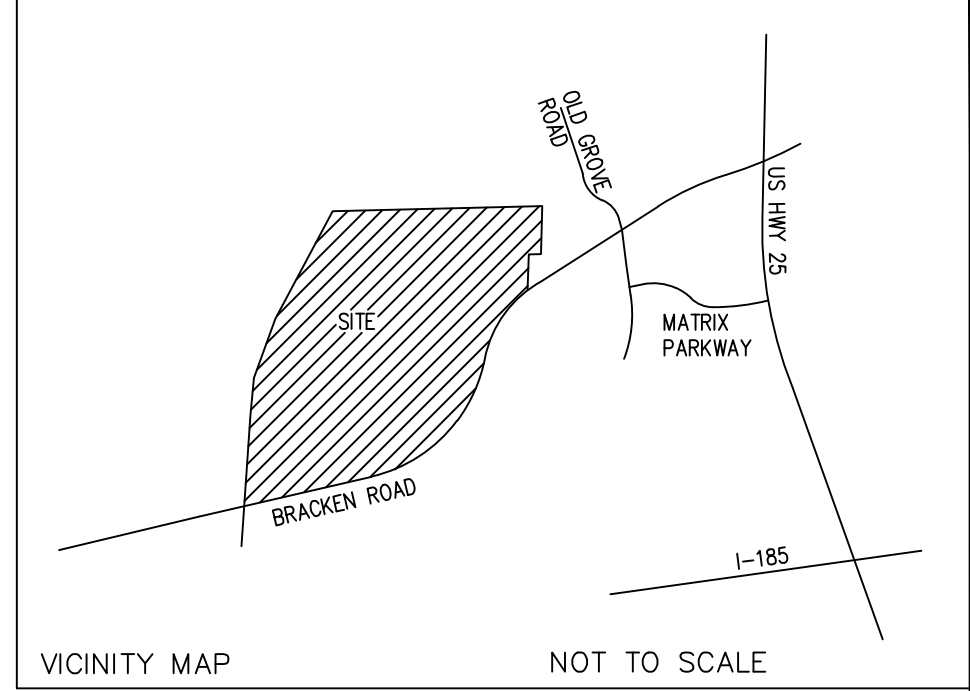
BASIS OF BEARINGS

THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

SURVEYORS WRITTEN DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND SITUATE, LYING AND BEING IN GREENVILLE COUNTY, THE STATE OF SOUTH CAROLINA, CONTAINING 142.28 ACRES AS SHOWN ON A PLAT ENTITLED, "ALTA/ACSM LAND TITLE SURVEY" FOR GREENVILLE COUNTY RESEARCH AND TECHNICAL DEVELOPMENT CORP., PREPARED BY SITE DESIGN, INC., DATED MARCH 10, 2014, AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN IRON PIN SET 1/2" REBAR LOCATED ON THE NORTHERN R/W OF BRACKEN ROAD (S-23-27) AT THE COMMON CORNER WITH DUKE POWER COMPANY PROPERTY N/F, SAID IRON PIN SET ALSO BEING LOCATED 1387.0' SOUTH OF OLD GROVE ROAD. THENCE RUNNING ALONG SAID NORTHERN R/W AROUND A CURVE TO THE LEFT HAVING A RADIUS OF 921.02', A CHORD BEARING AND DISTANCE OF S 37°57'54" W, 688.52' TO AN IRON PIN SET 1/2" REBAR. THENCE S 18°43'13" W, 297.84' TO AN IRON PIN SET 1/2" REBAR. THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 656.47', A CHORD BEARING AND DISTANCE OF S 25°13'59" W, 92.23' TO AN IRON PIN SET 1/2" REBAR. THENCE S 30°18'18" W, 146.43' TO AN IRON PIN SET 1/2" REBAR. THENCE S 33°19'31" W, 220.70' TO AN IRON PIN SET 1/2" REBAR. THENCE S 35°30'54" W, 120.86' TO AN IRON PIN SET 1/2" REBAR. THENCE AROUND A CURVE TO THE RIGHT HAVING A RADIUS OF 963.00', A CHORD BEARING AND DISTANCE OF S 57°44'52" W, 715.12' TO AN IRON PIN SET 1/2" REBAR. THENCE S 79°58'50" W, 1608.85' TO A POINT LOCATED IN THE CENTERLINE OF GROVE CREEK AT THE COMMON CORNER WITH DOUG BRACKEN PROPERTY N/F. THENCE LEAVING SAID R/W AND RUNNING ALONG THE CENTERLINE OF SAID GROVE CREEK AS THE LINE AND THE COMMON LINES WITH DOUG BRACKEN PROPERTY N/F, CHRISTOPHER AND ANGELA HUGHES PROPERTY N/F, FRANK P. NICOLETTE PROPERTY N/F, JAMES T. AND CAROL ANN C. ANDERSON PROPERTY N/F, OTHER JAMES T. AND CAROL ANN C. ANDERSON PROPERTY N/F, STEVEN R. KOPP PROPERTY N/F, OLGA P. HENSLEY PROPERTY N/F, MARY JANE C. MCCARTER PROPERTY N/F, AND JACK MANLEY MCCARTER PROPERTY N/F, N 15°52'29" E, 57.71' TO A POINT. THENCE N 13°38'00" E, 99.56' TO A POINT. THENCE N 12°10'43" E, 90.42' TO A POINT. THENCE N 32°58'05" E, 136.81' TO A POINT. THENCE N 06°00'54" E, 576.81' TO A POINT. THENCE N 05°55'28" E, 223.25' TO A POINT. THENCE N 06°42'36" E, 124.22' TO A POINT. THENCE N 12°39'45" E, 69.72' TO A POINT. THENCE N 03°18'22" E, 174.42' TO A POINT. THENCE N 14°01'00" E, 98.47' TO A POINT. THENCE N 19°18'02" W, 43.98' TO A POINT. THENCE N 09°31'26" E, 86.58' TO A POINT. THENCE N 12°10'43" E, 90.42' TO A POINT. THENCE N 19°48'22" E, 36.35' TO A POINT. THENCE N 23°18'06" E, 75.43' TO A POINT. THENCE N 19°23'17" E, 96.94' TO A POINT. THENCE N 25°23'34" E, 138.02' TO A POINT. THENCE N 30°12'31" E, 200.35' TO A POINT. THENCE N 33°16'22" E, 231.67' TO A POINT. THENCE N 37°34'44" E, 83.40' TO A POINT. THENCE N 17°42'53" E, 73.10' TO A POINT. THENCE N 62°42'40" E, 128.67' TO A POINT. THENCE N 50°20'43" E, 43.48' TO A POINT. THENCE N 72°16'57" E, 40.90' TO A POINT. THENCE N 31°29'40" E, 19.86' TO A POINT. THENCE N 09°20'12" E, 63.00' TO A POINT. THENCE N 29°14'16" E, 54.41' TO A POINT. THENCE N 25°40'59" E, 67.71' TO A POINT. THENCE N 38°15'56" E, 46.68' TO A POINT. THENCE N 07°45'14" E, 23.23' TO A POINT. THENCE N 34°02'04" E, 20.93' TO A POINT. THENCE N 11°31'35" E, 53.70' TO A POINT. THENCE N 34°15'48" E, 15.25' TO A POINT LOCATED AT THE COMMON CORNER WITH GREENVILLE COUNTY RESEARCH AND TECHNOLOGICAL DEVELOPMENT CORPORATION PROPERTY N/F. THENCE LEAVING SAID CENTERLINE OF CREEK AND RUNNING ALONG THE COMMON LINE WITH SAID GREENVILLE COUNTY RESEARCH AND TECHNOLOGICAL DEVELOPMENT CORPORATION PROPERTY, S 82°17'09" E, 2197.45' TO AN IRON PIN SET 1/2" REBAR LOCATED ON THE COMMON LINE WITH THE BLOOD CONNECTION PROPERTY N/F, CROSSING OVER A REFERENCE IRON PIN SET 1/2" REBAR AT 35.00'. THENCE RUNNING ALONG THE COMMON LINE WITH SAID THE BLOOD CONNECTION PROPERTY, S 07°51'12" W, 554.64' TO AN IRON PIN OLD 1/2" REBAR LOCATED AT THE COMMON CORNER WITH DUKE POWER COMPANY PROPERTY N/F. THENCE RUNNING ALONG THE COMMON LINE WITH SAID DUKE POWER COMPANY PROPERTY, S 82°08'48" E, 135.00' TO AN IRON PIN SET 1/2" REBAR. THENCE S 07°51'12" W, 221.03' TO THE POINT OF BEGINNING.



SURVEYORS CERTIFICATE

TO: GREENVILLE COUNTY RESEARCH AND TECHNICAL DEVELOPMENT CORP., ??????????????????????????????

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 10, 2014.

DATE OF PLAT OR MAP: MARCH 11, 2014.

BY: A. CLAY JONES, P.L.S.

S.C. REG. NO 26210
 STATE OF SOUTH CAROLINA

THIS BEING THE SAME PROPERTY AS DESCRIBED IN ???????????? TITLE COMMITMENT NO. ???????????? BEARING AN EFFECTIVE DATE OF ????, ????

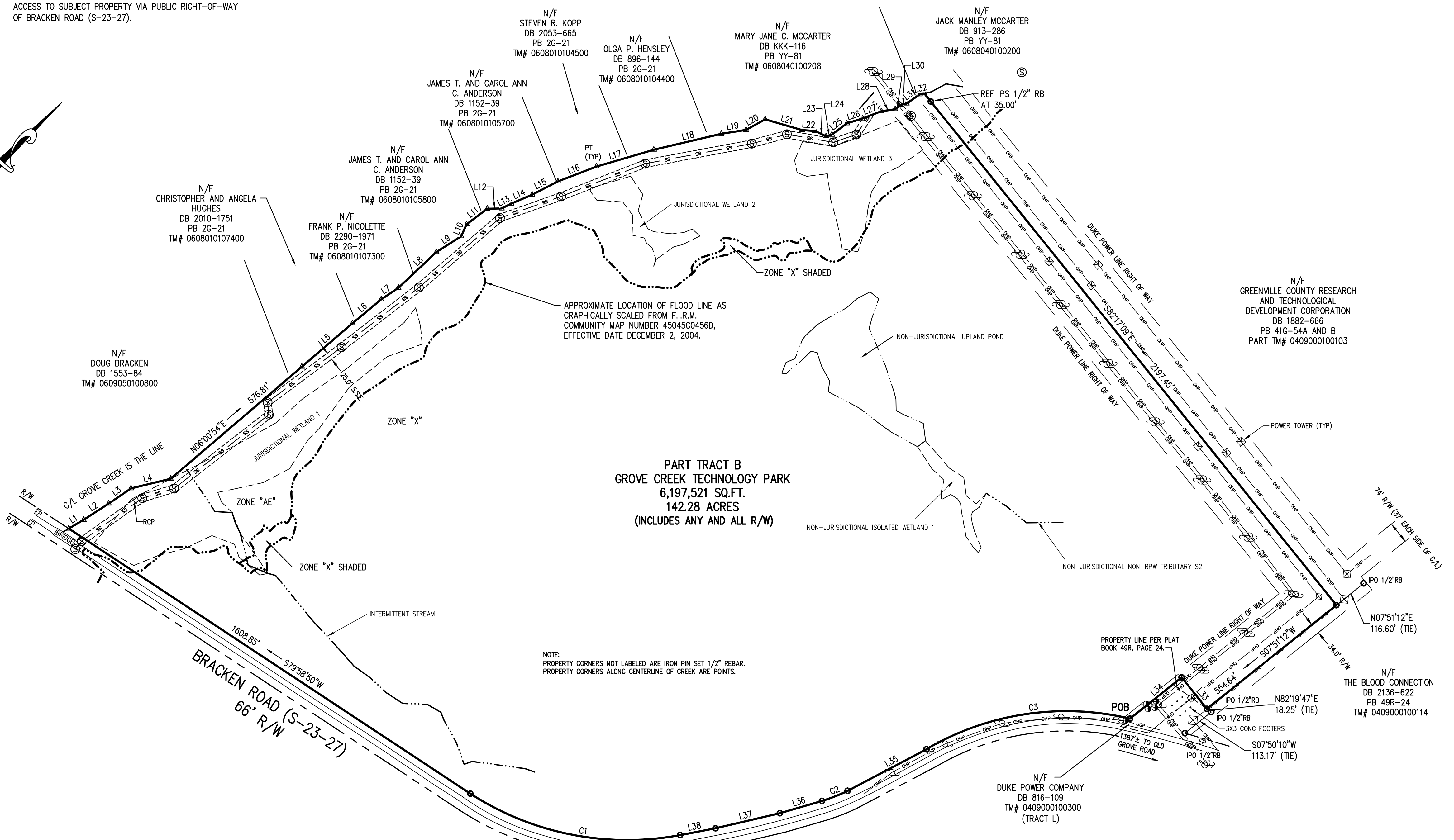
LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L1 | 57.71 | N15°52'29"E |
| L2 | 99.56 | N13°38'00"E |
| L3 | 90.42 | N12°10'43"E |
| L4 | 136.81 | N32°58'05"E |
| L5 | 223.25 | N05°55'28"E |
| L6 | 124.22 | N06°42'36"E |
| L7 | 69.72 | N12°39'45"E |
| L8 | 174.42 | N03°18'22"E |
| L9 | 98.47 | N14°01'00"E |
| L10 | 43.98 | N19°18'02"W |
| L11 | 86.58 | N09°31'26"E |
| L12 | 48.15 | N45°35'18"E |
| L13 | 36.35 | N19°48'22"E |
| L14 | 75.43 | N23°18'06"E |
| L15 | 96.94 | N19°23'17"E |
| L16 | 138.02 | N25°23'34"E |
| L17 | 200.35 | N30°12'31"E |
| L18 | 231.67 | N33°16'22"E |
| L19 | 83.40 | N37°34'44"E |
| L20 | 73.10 | N17°42'53"E |

LINE TABLE

| LINE # | LENGTH | DIRECTION |
|--------|--------|-------------|
| L21 | 128.67 | N62°42'40"E |
| L22 | 43.48 | N50°20'43"E |
| L23 | 40.90 | N72°16'57"E |
| L24 | 19.86 | N31°29'40"E |
| L25 | 63.00 | N09°20'12"E |
| L26 | 54.41 | N29°14'16"E |
| L27 | 67.71 | N25°40'59"E |
| L28 | 46.68 | N38°15'56"E |
| L29 | 23.23 | N07°45'14"E |
| L30 | 20.93 | N34°02'04"E |
| L31 | 53.70 | N11°31'35"E |
| L32 | 15.25 | N34°15'48"E |
| L33 | 135.00 | S82°08'48"E |
| L34 | 221.03 | S07°51'12"W |
| L35 | 297.84 | S18°43'13"W |
| L36 | 146.43 | S30°18'18"W |
| L37 | 220.70 | S33°19'31"W |
| L38 | 120.86 | S35°30'54"W |

**PART TRACT B
 GROVE CREEK TECHNOLOGY PARK
 6,197,521 SQ.FT.
 142.28 ACRES
 (INCLUDES ANY AND ALL R/W)**



NOTE:
 PROPERTY CORNERS NOT LABELED ARE IRON PIN SET 1/2" REBAR.
 PROPERTY CORNERS ALONG CENTERLINE OF CREEK ARE POINTS.

CURVE TABLE

| CURVE # | LENGTH | RADIUS | CHORD | CHORD BEARING |
|---------|--------|--------|--------|---------------|
| C1 | 732.66 | 963.00 | 715.12 | S57°44'-52W |
| C2 | 92.30 | 656.47 | 92.23 | S25°13'-59W |
| C3 | 705.66 | 921.02 | 688.52 | S37°57'-54W |

LEGEND

- BL BUILDING LINE
- CL CENTERLINE
- CMP CORRUGATED METAL PIPE
- CT CRIMP TOP
- DE DRAINAGE EASEMENT
- EP EDGE OF PAVEMENT
- IRP IRON PIN OLD
- IPS IRON PIN SET
- N&C NAIL & CAP
- OT OPEN TOP
- RB REBAR
- RCP REINFORCED CONC PIPE
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER
- SSE SS EASEMENT
- TEL TELEPHONE PEDESTAL
- EM ELECTRIC METER
- CB CATCH BASIN
- DI DROP INLET
- ET ELEC TRANS
- E ELEVATION
- FH FIRE HYDRANT
- GM GAS METER
- GVS GAS VALVE
- LP LIGHT POLE
- PP POWER POLE
- GA GUY ANCHOR
- SDH SD MANHOLE
- SSM SS MANHOLE
- TM TELEPHONE MANHOLE
- CO CLEAN OUT
- TC/BC TOP/BOTTOM CURB
- TW/BW TOP/BOTTOM WALL
- VCP VITRIFIED CLAY PIPE
- VCP VITRIFIED CLAY PIPE
- WM WATER METER
- WV WATER VALVE
- CTV CABLE TV
- FT FENCE LINE
- FOC FIBER OPTIC CABLE
- GL GAS LINE
- OH OVERHEAD POWER
- OHT OVERHEAD TELEPHONE
- SD STORM DRAIN
- SS SANITARY SEWER
- USP UNDERGROUND POWER
- UGT UNDERGROUND TEL
- W WATER LINE

"ALTA / ACSM LAND TITLE SURVEY" FOR GREENVILLE COUNTY RESEARCH AND TECHNICAL DEVELOPMENT CORP.

BRACKEN ROAD
 GREENVILLE COUNTY
 PIEDMONT, SOUTH CAROLINA

DATE: 3-10-14
 SCALE: 1"=200'
 FIELD CREW: BM/JA
 DRAWN BY: JG
 CHECKED BY: ACJ

SITE DESIGN, INC.
 CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

800 E. WASHINGTON ST. STE. B GREENVILLE, SC 29601
 PH: (864)271-0496 FAX: (864)271-0402
 www.sitedesign-inc.com

| DATE | REVISION | BY | AP/VD |
|--------|----------------|----|-------|
| 6-5-14 | ADDED WETLANDS | JG | ACJ |