REFERENCES:

1. SUBDIVISION PLAT SHOWING THE SUBDIVISION OF TRACT AA–8A, A 3.468 AC. TRACT OF LAND, TMS 400–00–00–088, INTO TRACTS AA–8B, A 2.927 AC. TRACT OF LAND, AND TRACT AA–8C, A 0.542 AC. TRACT OF LAND, ALL PROPERTY OF OACP,LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, DATED JULY 15, 2005, AND REVISED AUGUST 15, 2005, BY RICHARD A. ALDRIDGE, SCPLS No. 20854, AND RECORDED IN PLAT BOOK EJ, PAGE 193.

2. ALTA/ACSM LAND TITLE SURVEY SHOWING EXISTING TRACT AA–1A, A 35.526 Ac. TRACT OF LAND, TRACT AA–3, A 4.623 Ac. TRACT OF LAND, TRACT AA–6, A 4.865 Ac. TRACT OF LAND, AND TRACT AA–2, A 5.995 Ac. TRACT OF LAND, ALL PROPERTY OF CENTRE POINTE DEVELOPERS, LLC, TRACT AA–8B, A 2.927 Ac. TRACT OF LAND, AND TRACT AA–8C, A 0.542 Ac. TRACT OF LAND, BOTH PROPERTY OF OACP, LLC, TRACT AA–2, A 4.988 Ac. TRACT OF LAND, PROPERTY OF THE CITY OF NORTH CHARLESTON, TRACT AA–4, A 21.412 Ac. TRACT OF LAND, PROPERTY OF WAL–MART REAL ESTATE BUSINESS TRUST, AND TRACT AA–5, A 16.039 Ac. TRACT OF LAND, PROPERTY OF SAM'S REAL ESTATE BUSINESS TRUST, ALSO SHOWING THE SUBDIVISION OF TRACT AA–9, A 185.341 Ac. TRACT OF LAND, INTO TRACTS AA–10, A 34.830 Ac. TRACT OF LAND, TRACT AA–14, A 1.006 Ac. TRACT OF LAND, TRACT AA–15, A 2.935 Ac. TRACT OF LAND, TRACT AA–16, A 1.895 Ac. TRACT OF LAND, TRACT AA–17, A 90.058 Ac. TRACT OF LAND, AND RESIDUAL TRACT AA–9, A 54.617 Ac. TRACT OF LAND, ALL PROPERTY OF CENTRE POINTE DEVELOPERS, LLC, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, BY RICHARD A. ALDRIDGE, SCPLS No. 20854, DATED SEPTEMBER 15, 2005, AND RECORDED IN PLAT BOOK EJ, PAGE 301.

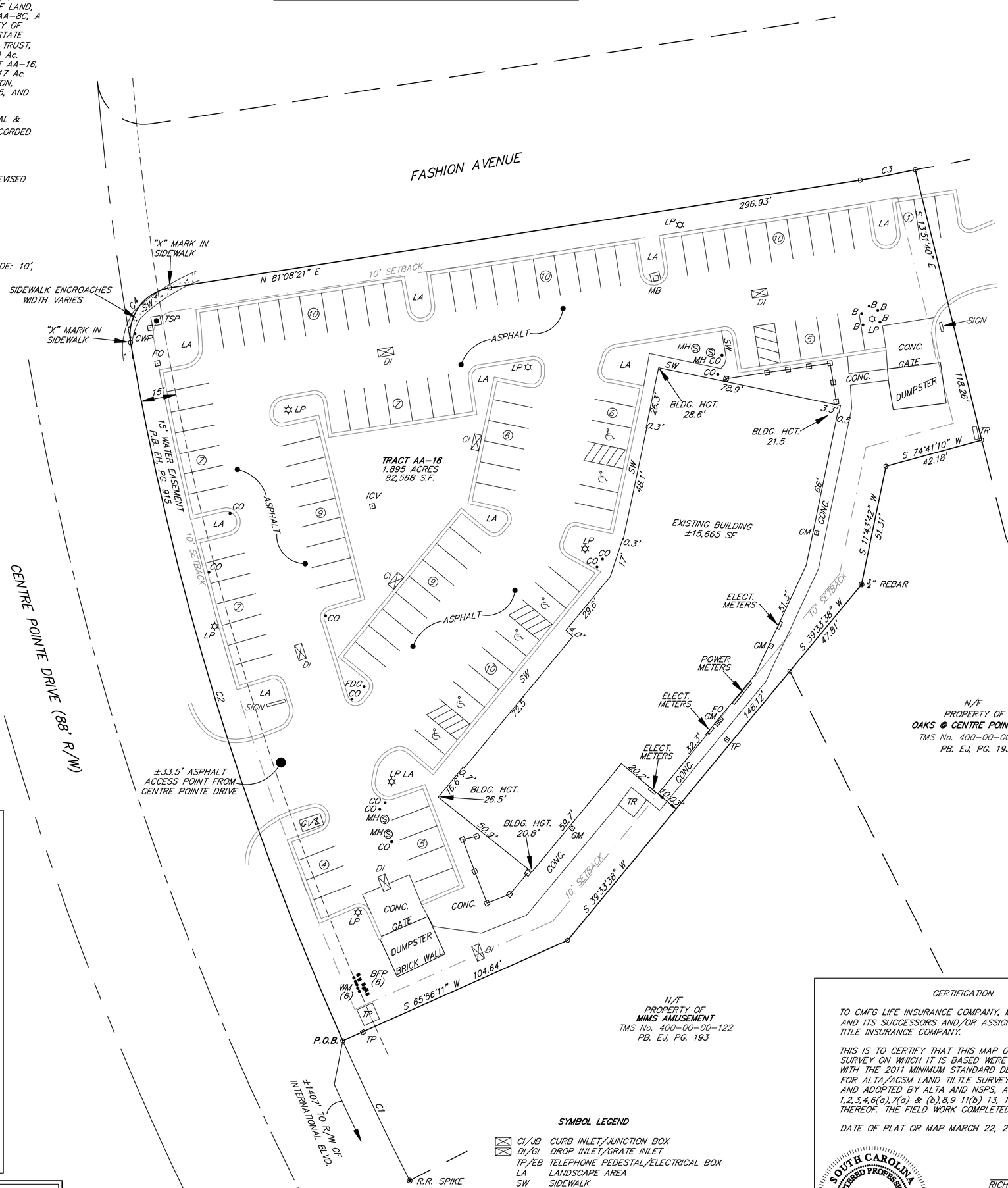
3. PLAT OF THE SUBDIVISION OF TRACT AA–1A, CENTRE POINTE TO CREATE POND PARCEL, TRACT AA–1A RESIDUAL & DRAINAGE EASEMENTS, OWNED BY TANGER PROPERTIES LIMITED PARTNERSHIP DATED FEBRUARY 27, 2007 AND RECORDED PLAT BOOK EK, PAGE 966.

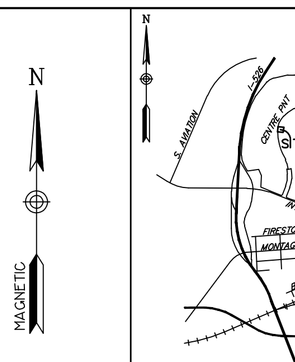
NOTES:

1. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS PER F.E.M.A. COMMUNITY–PANEL NUMBER 45019C0482J, REVISED NOVEMBER 17, 2004.
2. AREA DETERMINED BY THE COORDINATE METHOD.
3. ALL PROPERTY CORNERS SET ARE 3/4" REBAR.
4. CHARLESTON COUNTY TMS # 400–00–00–124.
5. ZONING FOR THESE PROPERTIES IS "CRD" WHICH SPECIFIES THE FOLLOWING BUILDING SETBACKS; FRONT: 10', SIDE: 10', REAR: 10.
6. CENTRE POINTE DRIVE AND FASHION AVENUE ARE CITY MAINTAINED STREETS.
7. THE LEGAL DESCRIPTION DOES FORM A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS, GORES OR OVERLAPS.
8. THERE WAS NO EVIDENCE OF CEMETERIES AT THE TIME OF THE SURVEY.
9. THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. TOTAL NUMBER OF PARKING SPACES IS 106, 6 OF WHICH ARE HANDICAP.
12. STREET ADDRESS: 4959 CENTRE POINTE DRIVE NORTH CHARLESTON, SC 29418
13. THE SURVEY IS ACCURATE, THERE ARE NO ENCROACHMENTS ON OR FROM THE SUBJECT PROPERTY AND IMPROVEMENTS EXCEPT AS SHOWN. THE SURVEY SHOWS ALL VISIBLE OR RECORDED EASEMENTS OR RIGHTS OF WAY AFFECTING THE SUBJECT PROPERTY AND IMPROVEMENTS. THAT VEHICULAR ACCESS IS PROVIDED BY A PUBLICLY–DEDICATED STREET AND THAT THE SUBJECT PROPERTY DOES NOT VISIBLY SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR OTHERWISE EXCEPT AS SHOWN.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1250.00	65.85	32.93	3°01'06"	65.84	S25°32'47"E
C2	1250.00	310.78	156.19	14°14'42"	309.98	N16°54'53"W
C3	348.00	23.71	11.86	3°54'16"	23.71	N79°11'14"E
C4	20.00	31.74	20.32	90°55'06"	28.51	N35°40'24"E

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND UTILITIES OR OVERHEAD CONTAINERS OF FACILITIES THAT MAY EFFECT THE USE OR DEVELOPMENT OF THIS TRACT.





LOCATION MAP
N.T.S.

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER 3011–00001

SCHEDULE B – SECTION 2
EXCEPTIONS

ITEMS 1 THRU 7: NOT SURVEY RELATED.

ITEM 8: DELETED

ITEM 9: DELETED

ITEMS 10 THRU 14: NOT SURVEY RELATED.

ITEM 15: 10' SETBACK AS SHOWN ON A PLAT ENTITLED IN PART "ALTA/ACSM LAND TITLE SURVEY SHOWING EXISTING TRACT AA–1A, A 35.526 AC. TRACT OF LAND BY TRICO ENGINEERING CONSULTANTS INC. DATED SEPTEMBER 15, 2005 AND RECORDED OCTOBER 18, 2005 IN PLAT BOOK EJ AT PAGES 301 & 302 REGISTER OF DEEDS OFFICE FOR CHARLESTON COUNTY. THIS ITEM IS PLOTTED AND DOES AFFECT SUBJECT PROPERTY.

ITEMS 16 THRU 21: NOT SURVEY RELATED.

FIRST AMERICAN TITLE INSURANCE COMPANY
EXHIBIT A
LEGAL DESCRIPTION

ISSUING OFFICE FILE NO.: 3011–00001

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF NORTH CHARLESTON, COUNTY OF CHARLESTON, STATE OF SOUTH CAROLINA, AND SHOWN AND DESIGNATED AS TRACT AA–16 ON A PLAT ENTITLED IN PART, (ALTA/ACSM LAND TITLE SURVEY SHOWING EXISTING TRACT AA–1A, A 35.526 AC. TRACT OF LAND BY TRICO ENGINEERING CONSULTANTS, INC., DATED SEPTEMBER 15, 2005 AND RECORDED OCTOBER 18, 2005 IN PLAT BOOK EJ AT PAGES 301 AND 302, REGISTER OF DEEDS OFFICE FOR CHARLESTON COUNTY, AND HAVING SUCH BOUNDARIES AND MEASUREMENTS AS SHOWN ON THE PLAT DESCRIBED HEREIN, WHICH IS SPECIFICALLY INCORPORATED BY REFERENCE.

TOGETHER WITH THE BENEFICIAL RIGHTS AND EASEMENTS CONTAINED IN THE EASEMENT WITH COVENANTS AND RESTRICTIONS AFFECTING LAND APPEARING OF RECORD IN BOOK L491 AT PAGE 582 AND THEREAFTER AMENDED IN BOOK S561 AT PAGE 63, BOOK G594 AT PAGE 791 AND IN BOOK 0616, OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY; AND NOTICE STATEMENT AFFECTING SAID EASEMENTS WITH COVENANTS AND RESTRICTIONS APPEARING OF RECORD IN BOOK S561 AT PAGE 58, AND IN BOOK 0581 AT PAGE 281, OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY.

THIS BEING THE SAME PROPERTY HERETOFORE CONVEYED TO THOSE GUYS, LLC BY DEED OF CENTRE POINTE DEVELOPERS, LLC, DATED JANUARY 25, 2007 AND RECORDED FEBRUARY 22, 2007 IN BOOK 0616 AT PAGE 344, OFFICE OF THE REGISTER OF DEED FOR CHARLESTON COUNTY.

TMS#: 400–00–00–124

PROPERTY DESCRIPTION
TRACT "AA–16"
TMS 400–00–00–124

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, LYING AND BEING IN CHARLESTON COUNTY, STATE OF SOUTH CAROLINA, CITY OF NORTH CHARLESTON AND BEING MORE FULLY SHOWN AND DESIGNATED ON A ALTA/ACSM LAND TITLE SURVEY ENTITLED "ALTA/ACSM LAND TITLE SURVEY SHOWING TRACT "AA–16", A 1.895 ACRE TRACT OF LAND, PROPERTY OF THOSE GUYS, LLC., CHARLESTON COUNTY TMS NO. 400–00–00–124, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA DATED MARCH 22, 2013 BY RICHARD A. ALDRIDGE SCPLS NO. 20854 AND HAVING THE FOLLOWING METES & BOUNDS TO WIT"

TO FIND THE POINT OF BEGINNING LOCATE THE INTERSECTION OF THE NORTHERN RIGHT OF WAY OF INTERNATIONAL BOULEVARD AND THE EASTERN RIGHT OF WAY OF CENTRE POINTE DRIVE TO A POINT, THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY CENTRE POINTE DRIVE FOR A DISTANCE OF ± 1407' TO A ¾" REBAR SET ON THE EASTERN RIGHT OF WAY OF CENTRE POINTE DRIVE, THE POINT OF BEGINNING, THENCE RUNNING ALONG THE EASTERN RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,250.00', A ARC LENGTH OF 310.78', A CHORD DISTANCE OF 309.98' AND A CHORD BEARING OF N16–54'–53"W TO A "X" MARK IN SIDEWALK SET, THENCE RUNNING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', A ARC LENGTH OF 31.74', A CHORD DISTANCE OF 28.51' AND A CHORD BEARING OF N35–40'–24"E TO A "X" MARK IN SIDEWALK SET, THENCE TURNING AND RUNNING IN A NORTHEASTERLY DIRECTION ALONG THE SOUTHERN RIGHT OF WAY OF FASHION AVENUE N81–08'–21"E FOR A DISTANCE OF 296.93' TO A ¾" REBAR SET, THENCE RUNNING ALONG THE SOUTHERN RIGHT OF WAY OF FASHION AVENUE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 348.00', A ARC LENGTH OF 23.71', A CHORD DISTANCE OF 23.71' AND A CHORD BEARING OF N79–11'–14"E TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A SOUTHEASTERLY DIRECTION S13–51'–40"E FOR A DISTANCE OF 118.26' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S74–41'–10"W FOR A DISTANCE OF 42.18' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S11–43'–42"W FOR A DISTANCE OF 51.31' TO A ¾" REBAR FOUND, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S39–33'–38"W FOR A DISTANCE OF 47.81' TO A ¾" REBAR SET, THENCE RUNNING IN A SOUTHWESTERLY DIRECTION S39–33'–38"W FOR A DISTANCE OF 148.12' TO A ¾" REBAR SET, THENCE TURNING AND RUNNING IN A SOUTHWESTERLY DIRECTION S65–56'–11"W FOR A DISTANCE OF 104.64' TO A ¾" REBAR SET, THE POINT OF BEGINNING AND CONTAINING 1.895 ACRES OR 82,568 SQUARE FEET MORE OR LESS.

CERTIFICATION

TO CMFG LIFE INSURANCE COMPANY, MADISON PLAZA LLC, AND ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY.

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 TILTLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6(a),7(a) & (b),8,9 11(b) 13, 14 and 21, OF TABLE A THEREOF. THE FIELD WORK COMPLETED ON MARCH 9, 2013

DATE OF PLAT OR MAP MARCH 22, 2013.

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO 20854 RICHARD A. ALDRIDGE

RICHARD A. ALDRIDGE
SCPLS NO. 20854

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NUMBER 3011–00001
COMMITMENT DATE: FEBRUARY 22, 2013
@ 8:00 A.M.

SYMBOL LEGEND

CI/JB	CURB INLET/JUNCTION BOX
DI/GI	DROP INLET/GRATE INLET
TP/EB	TELEPHONE PEDESTAL/ELECTRICAL BOX
LA	LANDSCAPE AREA
SW	SIDEWALK
LP/GM	LIGHT POLE/GAS METER
R/W	RIGHT OF WAY
SSMH	SANITARY SEWER MANHOLE
CO	CLEANOUT
ICV/WM	IRRIGATION CONTROL VALVE/WATER METER
C&G	CURB & GUTTER
TR	POWER TRANSFORMER
MB	MAIL BOX
SS	STOP SIGN
FO	FIBER OPTIC
BFP	BACK FLOW PREVENTER
GV	GATE VALVE
FDC	FIRE DEPARTMENT CONNECTION
B	BOLLARD
P.O.B.	POINT OF BEGINNING
TSP	TRAFFIC SIGNAL POLE
CWP	CROSSWALK POLE

LEGEND

- PROPERTY LINE WITH PROPERTY CORNER FOUND
- PROPERTY LINE WITH PROPERTY CORNER SET
- ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- CENTERLINE OF RIGHT OF WAY
- EASEMENT LINE
- SETBACK LINE

ALTA/ACSM LAND TITLE SURVEY

SHOWING TRACT AA–16, A 1.895 ACRE TRACT OF LAND, PROPERTY OF THOSE GUYS, LLC, CHARLESTON COUNTY TMS NO. 400–00–00–124, LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA.

DATE: MARCH 22, 2013

SCALE: 1" = 30'

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

Parker Land Surveying, LLC
5910 Griffin Street
Hanahan, SC 29410
Phone: (843) 554–7777
Fax: (843) 554–7779

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL 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.

SOUTH CAROLINA REGISTERED PROFESSIONAL LAND SURVEYOR NO 20854 RICHARD A. ALDRIDGE

RICHARD A ALDRIDGE SCPLS 20854

SOUTH CAROLINA PARKER LAND SURVEYING, LLC No. 3814 CERTIFICATE OF AUTHORIZATION

13–014 RAA

13–014