AN ALTA/ACSM SUBDIVISION PLAT OF A 190.112 ACRE TRACT INTO PARCEL I & PARCEL II

OWNED BY SUMMERVILLE LAND CORPORATION
LOCATED IN 2nd ST. JAMES GOOSE CREEK PARISH
BERKELEY COUNTY, SOUTH CAROLINA

DATE: JUNE 2, 2003
DRAWN: DLD
CHECK: MSB
JOB: 02257
DWG: 02257-ALTA
SHEET: 1 OF 1

Southeastern Surveying of Charleston, Inc.
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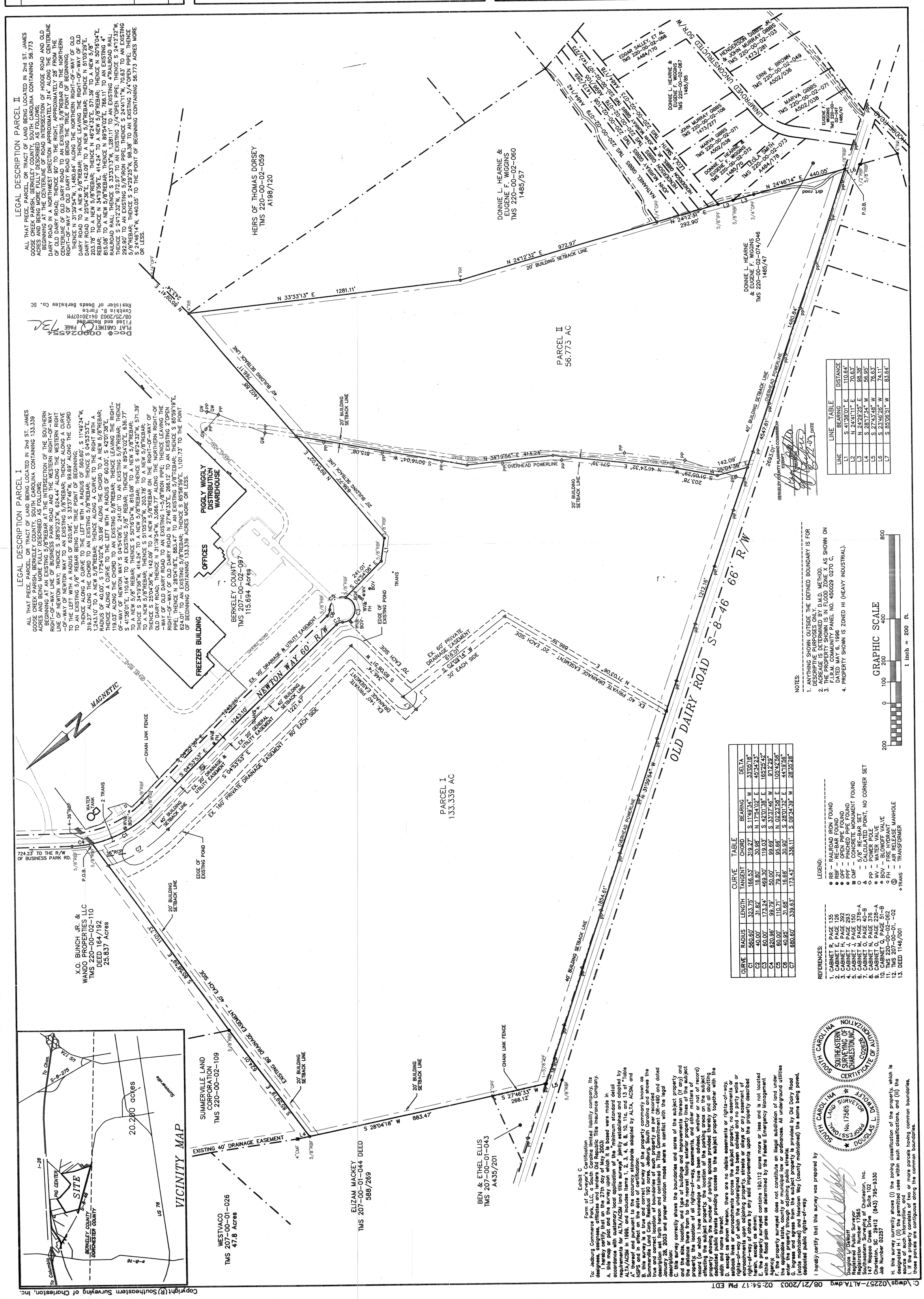
NO.	DATE	DESCRIPTION	BY
2	8/21/03	REVISED PARCEL II LEGAL DESCRIPTION	DLD
1	8/13/03	REVISED LEGAL DESCRIPTION AND LEGEND	DLD

Doc# 00002655A
PLAT CABINET C PAGE 73C
Filed and Recorded
08/25/2003 04:30:07PM
Cynthia B. Forte
Register of Deeds Berkeley Co. SC



LEGAL DESCRIPTION PARCEL II

ALL THAT PIECE, PARCEL, OR TRACT OF LAND BEING LOCATED IN 2nd ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA CONTAINING 56.773 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTERLINE OF ROAD INTERSECTION OF HODGE ROAD AND OLD DAIRY ROAD IN A NORTHWEST DIRECTION APPROXIMATELY 314' ALONG THE CENTERLINE OF OLD DAIRY ROAD; THENCE 90' TO THE RIGHT, APPROXIMATELY 28' FROM THE CENTERLINE OF OLD DAIRY ROAD TO AN EXISTING 5/8"REBAR ON THE NORTHERN RIGHT-OF-WAY OF OLD DAIRY ROAD BEING THE TRUE POINT OF BEGINNING;

THENCE N 31°39'54"W, 1,480.84' ALONG THE NORTHERN RIGHT-OF-WAY OF OLD DAIRY ROAD TO A NEW 5/8"REBAR; THENCE LEAVING THE RIGHT-OF-WAY OF OLD DAIRY ROAD N 29°04'36"E, 142.09' TO A NEW 5/8"REBAR; THENCE N 46°24'32"E, 571.39' TO A NEW 5/8" REBAR; THENCE N 34°19'56"E, 414.24' TO A NEW 5/8"REBAR; THENCE N 50°16'04"E, 815.08' TO A NEW 5/8"REBAR; THENCE N 89°54'02"E, 766.11' TO AN EXISTING 4" RAILROAD RAIL; THENCE S 33°33'13"W, 1,281.11' TO AN EXISTING 4"RAILROAD RAIL; THENCE S 24°12'32"W, 972.97' TO AN EXISTING 3/4"OPEN PIPE; THENCE S 24°12'32"W, 292.90' TO AN EXISTING 5/8"IRON PIPE; THENCE S 24°41'11"W, 70.63' TO AN EXISTING 5/8"REBAR; THENCE S 24°29'25"W, 98.38' TO AN EXISTING 3/4"OPEN PIPE; THENCE S 24°46'14"W, 440.05' TO THE POINT OF BEGINNING CONTAINING 56.773 ACRES MORE OR LESS.

LEGAL DESCRIPTION PARCEL I

ALL THAT PIECE, PARCEL, OR TRACT OF LAND BEING LOCATED IN 2nd ST. JAMES GOOSE CREEK PARISH, BERKELEY COUNTY, SOUTH CAROLINA CONTAINING 133.339 ACRES AND BEING MORE FULLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN EXISTING 5/8"REBAR AT THE INTERSECTION OF THE SOUTHERN RIGHT-OF-WAY LINE OF BUSINESS PARK ROAD AND THE WESTERN RIGHT-OF-WAY LINE OF NEWTON WAY; THENCE S 38°50'23"W, 624.44' ALONG THE WESTERN RIGHT-OF-WAY OF NEWTON WAY TO AN EXISTING 5/8"REBAR; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 620.96', S 33°37'46"W, 99.69' ALONG THE CHORD TO AN EXISTING 5/8" REBAR BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 560.60', S 11°49'34"W, 319.27' ALONG THE CHORD TO AN EXISTING 5/8"REBAR; THENCE S 04°53'53"E, 1,243.10' TO A NEW 5/8"REBAR; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 40.00', S 17°54'02"W, 30.98' ALONG THE CHORD TO A NEW 5/8"REBAR; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.00', S 42°01'38"E, 119.03' ALONG THE CHORD TO AN EXISTING 5/8"REBAR; THENCE LEAVING THE RIGHT-OF-WAY OF NEWTON WAY S 04°54'06"E, 241.01' TO AN EXISTING 5/8"REBAR; THENCE N 89°54'02"E, 636.77' S 41°38'01"E, 110.64' TO AN EXISTING 5/8" REBAR; THENCE S 46°24'32"W, 571.39' TO A NEW 5/8" REBAR; THENCE S 50°16'04"W, 815.08' TO A NEW 5/8"REBAR; THENCE S 46°24'32"W, 414.24' TO A NEW 5/8"REBAR; THENCE S 51°05'29"W, 203.78' TO A NEW 5/8"REBAR; THENCE S 25°04'36"W, 142.09' TO A NEW 5/8"REBAR ON THE RIGHT-OF-WAY OF OLD DAIRY ROAD; THENCE N 31°39'54"W, 3,066.77' ALONG THE NORTHERN RIGHT-OF-WAY OF NEWTON WAY S 04°54'06"E, 241.01' TO AN EXISTING 5/8"REBAR; THENCE LEAVING THE RIGHT-OF-WAY OF OLD DAIRY ROAD TO AN EXISTING 1-5/8"IRON PIPE; THENCE LEAVING THE PIPE; THENCE N 28°04'18"E, 883.47' TO AN EXISTING 5/8"REBAR; THENCE S 85°58'19"E, 624.01' TO AN EXISTING 5/8"REBAR; THENCE S 85°58'59"E, 1,101.73' TO THE POINT OF BEGINNING CONTAINING 133.339 ACRES MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 41°38'01" E	110.64'
L2	N 24°41'11" E	70.63'
L3	N 24°29'25" E	98.38'
L4	S 28°17'34" W	56.95'
L5	S 27°43'48" W	76.63'
L6	S 23°46'26" W	74.11'
L7	S 85°06'51" W	83.64'

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	560.60'	323.75'	166.53'	319.27'	S 11°49'34" W	33°05'18"
C2	40.00'	31.82'	16.80'	30.98'	N 17°54'02" E	45°34'23"
C3	60.00'	173.24'	469.30'	119.03'	S 42°01'38" E	165°25'42"
C4	620.96'	99.79'	50.00'	99.69'	S 33°37'46" W	9°12'29"
C5	60.00'	110.71'	79.21'	95.66'	N 02°23'58" E	105°42'58"
C6	40.95'	31.68'	16.68'	30.90'	S 28°01'32" E	44°19'56"
C7	680.60'	339.63'	173.43'	336.11'	S 09°34'39" W	28°35'28"

NOTES:

1. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
2. ACREAGE IS DETERMINED BY D.M.D. METHOD.
3. THE PROPERTY SHOWN IS IN FLOOD ZONE X, AS SHOWN ON F.I.R.M. COMMUNITY PANEL NO. 450029 0270 C, DATED MAY 6, 1996
4. PROPERTY SHOWN IS ZONED HI (HEAVY INDUSTRIAL).

REFERENCES:

1. CABINET R, PAGE 135
2. CABINET E, PAGE 126
3. CABINET H, PAGE 392
4. CABINET J, PAGE 293
5. CABINET J, PAGE 150
6. CABINET M, PAGE 378-A
7. CABINET O, PAGE 40-B
8. CABINET N, PAGE 376
9. CABINET O, PAGE 228-A
10. CABINET Q, PAGE 51-B
11. TMS 220-00-02-062
12. TMS 207-00-01, -02
13. DEED 1146/001

LEGEND:

- RR – RAILROAD IRON FOUND
- RBF – RE-BAR FOUND
- OPF – OPEN PIPE FOUND
- PPF – PINCHED PIPE FOUND
- CMF – CONCRETE MONUMENT FOUND
- ○ – 5/8" RE-BAR SET
- △ – CALCULATED POINT, NO CORNER SET
- PP – POWER POLE
- WV – WATER VALVE
- BOV – BLOWOFF VALVE
- FH – FIRE HYDRANT
- Ⓢ – AIR RELEASE MANHOLE
- TRANS – TRANSFORMER

Exhibit C

Form of Surveyor's Certification

To: Jedburg Commerce Park, LLC, a South Carolina limited liability company, its designees, assignees, affiliates and lenders Old Republic Title Insurance Company.

I hereby certify that on the 27th day of May 2003:

A. this map or plat and the survey upon which it is based were made in accordance with customary local application of the "minimum standard detail requirements for ALTA/ACSM land title surveys" jointly established and adopted by ALTA/ACSM in 1999, and includes items 1, 2, 3, 4, 6, 8, 10, 11a, and 13 of "Table A" thereof and pursuant to the accuracy standards adopted by ALTA, ACSM, and NSPS and in effect on the date of certification;

B. this survey is an accurate and correct survey of the property commonly known as Summerville Corp. Residual 190 acres, Jedburg, South Carolina and shows the true and correct location of boundaries of such property as per recorded description set forth hereon and contained in Title Commitment OR-490 and dated January 28, 2003 and proper notation made where in conflict with the legal description;

C. this survey correctly shows the boundaries and acres of the subject property and the size, location, and type of buildings and improvements thereon (if any) and the distance therefrom to the nearest facing exterior property lines of the subject property, the location of all rights-of-way, easements, and other matters of record (or which I have knowledge or have been advised, whether or not of record) affecting the subject property; the location of the parking areas on the subject property showing the number of parking spaces provided thereby and all abutting dedicated public streets providing access to the subject property together with the width and name thereof;

D. except as shown hereon, there are no visible easements or rights-of-way, setback lines or encroachments across the subject property, no easements or rights-of-way of which the undersigned has been advised and no party walls or encroachments upon adjoining property, streets or alleys or any easement of right-of-way of others by any said improvements upon the property described herein, except as shown;

E. the property surveyed contains 190.112 acres more or less and is not located within a flood plain area as determined by the Federal Emergency Management Agency;

F. the property surveyed does not constitute an illegal subdivision of land under the applicable state, county or municipal law or ordinances. All underground utilities enter the property through adjoining public streets;

G. ingress and egress from the subject property is provided by Old Dairy Road (state maintained) and Newtown Way (county maintained) the same being paved, dedicated public rights-of-way.

H. this survey currently shows (i) the zoning classification of the property, which is designated H I (ii) the permitted uses within such classifications, and (iii) the source of such information, and

I. If the property consists of two or more parcels having common boundaries, those parcels are contiguous along the common boundaries.

I hereby certify that this survey was prepared by

Douglas L. DeMoff
Registered Public Surveyor
Registration Number 17565
Southeastern Surveying of Charleston, Inc.
147 Wappoo Creek Drive Suite 102
Charleston, SC 29412 (843) 795-9330
Job Number 02257

SOUTH CAROLINA LAND SURVEYOR PROFESSIONAL No. 17565 DOUGLAS L. DEMOFF

SOUTH CAROLINA SOUTHEASTERN SURVEYING OF CHARLESTON, INC. C02626 CERTIFICATE OF AUTHORIZATION

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