

SCHEDULE B, PART II EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. (N/A)
- (A) TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS. (N/A)
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION IN THE LAND. (N/A)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS. (N/A)
- 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 AND NOT SHOWN BY THE PUBLIC RECORDS. (N/A)
- ANY MINERAL OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (N/A)

NOTE: EXCEPTIONS NUMBERED 1-6 ABOVE WILL BE HEREBY DELETED UPON ISSUANCE OF THE LOAN POLICY ONLY.

- TAXES AND ASSESSMENTS FOR THE YEAR 2018 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (N/A)
- THE COMPANY INSURES THE INSURED AS TO THE LOCATION OF THE BOUNDARY LINES OF THE LAND, BUT DOES NOT INSURE THE ENGINEERING CALCULATIONS IN COMPUTING THE AMOUNT OF ACREAGE CONTAINED THEREIN. (AS SHOWN)
- TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIONS, ACCESS EASEMENT AND CONSTRUCTION EASEMENT APPEARING OF RECORD IN SAID OFFICE, WHERE IT APPEARS IN DEED BOOK 947, PAGE 1213, AS AFFECTED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF RESTRICTIONS, ACCESS EASEMENT AND CONSTRUCTION EASEMENT RECORDED IN SAID OFFICE, WHERE IT APPEARS IN DEED BOOK 984, AT PAGE 337; AND AS FURTHER AFFECTED BY RELEASE AND QUITCLAIM OF RIGHT OF FIRST REFUSAL, RECORDED IN SAID OFFICE, WHERE IT APPEARS IN BOOK 1170, AT PAGE 2736. (AFFECTS SUBJECT TRACT, CHANGE FROM 50' TO 40' COMMON ACCESS DRIVEWAY)
- MEMORANDUM OF LEASE (AND THE TERMS AND CONDITIONS OF THE LEASE WHICH IS THE SUBJECT THEREOF) DATED AS OF MARCH 13, 2009 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON MARCH 15, 2009, WHERE IT APPEARS IN BOOK 1120, AT PAGE 301; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF LEASE IN FAVOR OF GREEN APPLE, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY (DOING BUSINESS IN SOUTH CAROLINA AS GREEN APPLE, LLC) DATED APRIL 24, 2012 AND RECORDED IN SAID OFFICE, WHERE IT APPEARS IN BOOK 1170, AT PAGE 1070; AS FURTHER AFFECTED BY COLLATERAL ASSIGNMENT OF LEASE IN FAVOR OF BANK OF AMERICA, N.A., DATED APRIL 24, 2012 AND RECORDED IN SAID OFFICE, WHERE IT APPEARS IN BOOK 1170, AT PAGE 1075. (BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)

- TERMS AND CONDITIONS OF EASEMENT FROM PSM HOSPITALITY GROUP, LLC IN FAVOR OF JITENDRA K. PATEL AND JAYSHREE PATEL, RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON JULY 21, 2010, WHERE IT APPEARS IN BOOK 1142, AT PAGE 719. (BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)
- COMMERCIAL STORM WATER DRAINAGE EASEMENT AGREEMENT IN FAVOR OF PSM HOSPITALITY GROUP, LLC, DATED NOVEMBER 30, 2007 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON DECEMBER 6, 2007, WHERE IT APPEARS IN BOOK 1096 PAGE 3019. (AFFECTS SUBJECT TRACT, OFFSITE STORMWATER DRAINAGE EASEMENT SYSTEM AND MAINTENANCE AGREEMENT)
- TERMS AND CONDITIONS OF DECLARATION OF RESTRICTIVE COVENANT BY AND BETWEEN JITENDRA K. PATEL AND JAYSHREE PATEL, APPLE J., L.P.; AND PSM HOSPITALITY GROUP, LLC, DATED NOVEMBER 30, 2007 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON DECEMBER 5, 2007, WHERE IT APPEARS IN BOOK 1096, AT PAGE 2694. (BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)
- COMMERCIAL SIGN EASEMENT AGREEMENT BY AND BETWEEN JITENDRA K. PATEL AND JAYSHREE PATEL, APPLE J., L.P.; AND PSM HOSPITALITY GROUP, LLC, DATED NOVEMBER 30, 2007 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON DECEMBER 5, 2007, WHERE IT APPEARS IN BOOK 1096, AT PAGE 2676. (AS SHOWN)
- TERMS AND CONDITIONS OF COMMERCIAL ACCESS EASEMENT AGREEMENT BY AND BETWEEN APPLE J. L.P. AND PSM HOSPITALITY GROUP, LLC, DATED NOVEMBER 30, 2007 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON DECEMBER 5, 2007, WHERE IT APPEARS IN BOOK 1096, AT PAGE 2658. (AFFECTS SUBJECT TRACT, SEE PLAT 2005-292)

- EASEMENT IN FAVOR OF BLACK RIVER ELECTRIC COOPERATIVE, DATED JULY 30, 1996 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON SEPTEMBER 3, 1996, WHERE IT APPEARS IN BOOK 655, AT PAGE 1909; AS AFFECTED BY CANCELLATION OF EASEMENT DATED MAY 27, 2004 AND RECORDED IN SAID OFFICE ON JUNE 1, 2004, WHERE IT APPEARS IN BOOK 940, AT PAGE 33. (AFFECTS SUBJECT PARCEL, BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)
- EASEMENT IN FAVOR OF CAROLINA POWER & LIGHT COMPANY, DATED SEPTEMBER 5, 1984 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY ON SEPTEMBER 12, 1984, WHERE IT APPEARS IN BOOK 379, AT PAGE 773. (NOT WITHIN SUBJECT TRACT)
- SUCH MATTERS AS APPEAR ON THE PLATS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR SUMTER COUNTY, WHERE THEY APPEAR IN PLAT BOOK 2007, AT PAGE 553; PLAT BOOK 2007, AT PAGE 402; PLAT BOOK 2005, AT PAGE 292; PLAT BOOK 2004, AT PAGE 371; PLAT BOOK 2004, AT PAGE 228; PLAT BOOK 895, AT PAGE 941; PLAT BOOK 225, AT PAGE 50; PLAT BOOK 210, AT PAGE 95; PLAT BOOK 210, AT PAGE 29; PLAT BOOK 29, AT PAGE 111; PLAT BOOK 28, AT PAGE 18; AND PLAT BOOK Z-26, AT PAGE 139. (BLANKET IN NATURE, UNABLE TO PLOT OR LOCATE)

ABBREVIATION LEGEND

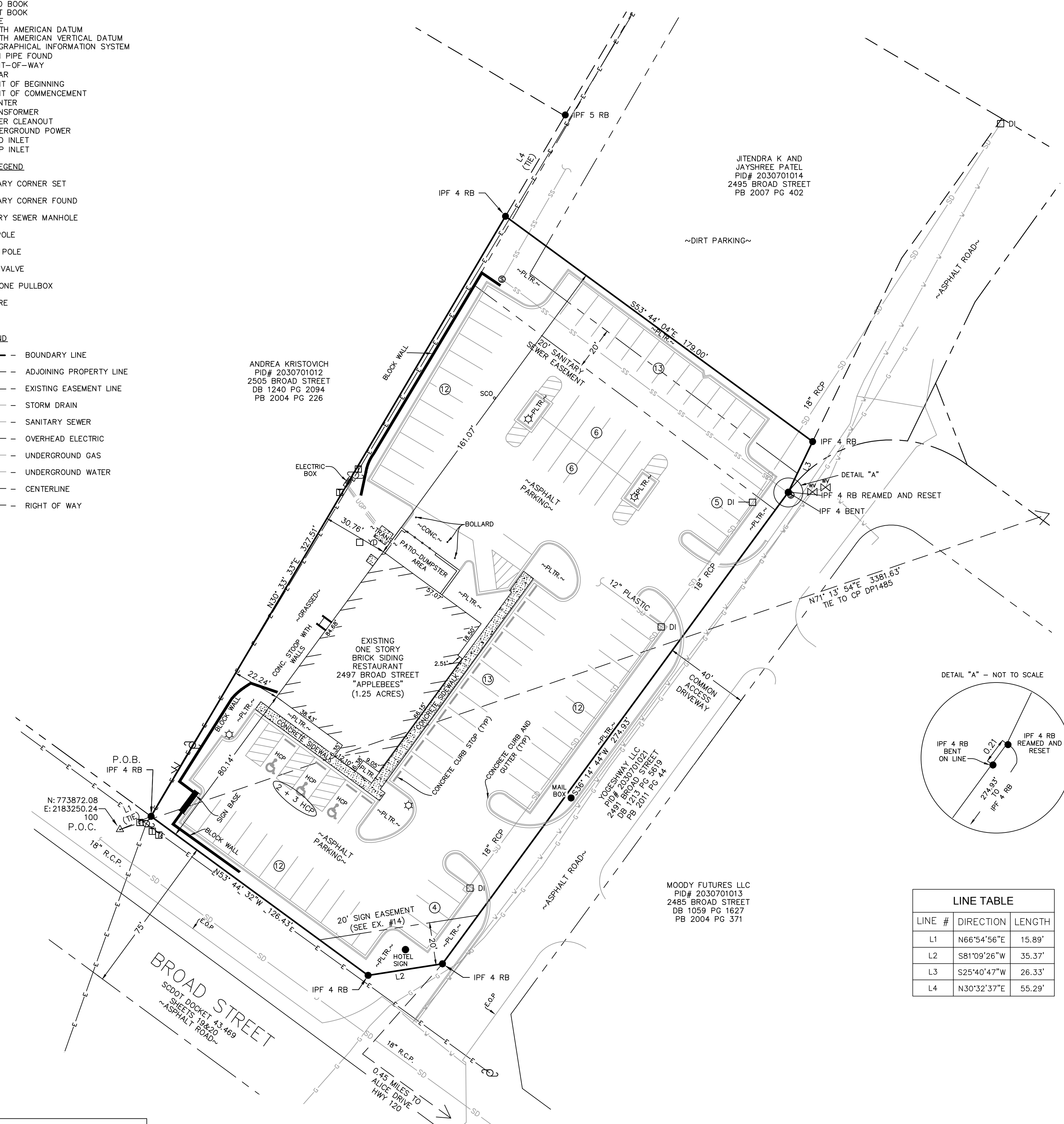
- DB - DEED BOOK
- PB - PLAT BOOK
- PG - PAGE
- NAD - NORTH AMERICAN DATUM
- NAVD - NORTH AMERICAN VERTICAL DATUM
- GIS - GEOGRAPHICAL INFORMATION SYSTEM
- IPF - IRON PIPE FOUND
- R/W - RIGHT-OF-WAY
- RB - REBAR
- P.O.B. - POINT OF BEGINNING
- P.O.B. - POINT OF COMMENCEMENT
- PLTR. - PLANTER
- TRANS. - TRANSFORMER
- SCO - SEWER CLEANOUT
- UGP - UNDERGROUND POWER
- YI - YARD INLET
- DI - DROP INLET

SYMBOL LEGEND

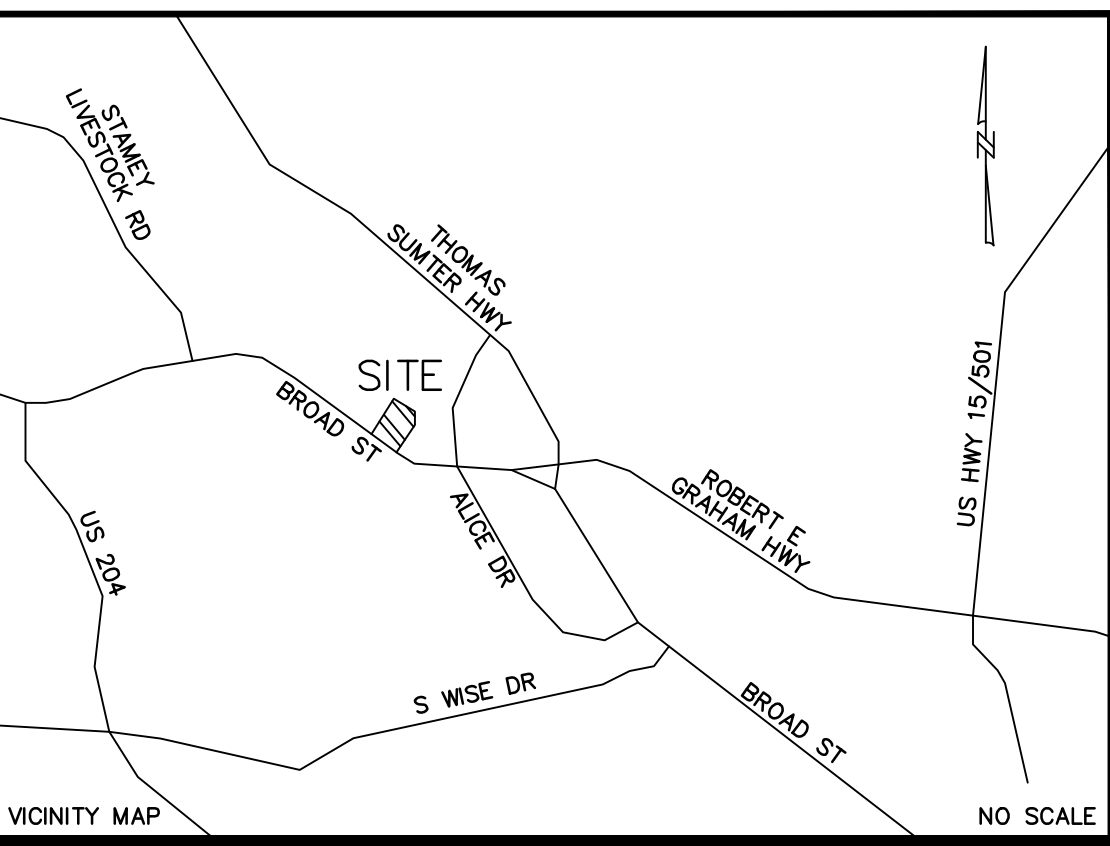
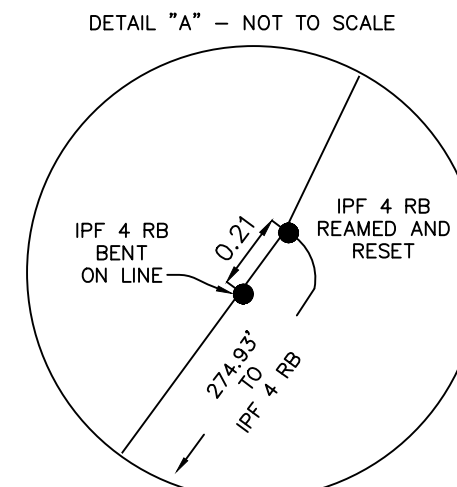
- - BOUNDARY CORNER SET
- - BOUNDARY CORNER FOUND
- ⊙ - SANITARY SEWER MANHOLE
- ⊛ - LIGHT POLE
- ⊚ - UTILITY POLE
- ⊕ - WATER VALVE
- ⊞ - TELEPHONE PULLBOX
- > - GUY WIRE

LINE LEGEND

- BOUNDARY LINE
- - - ADJOINING PROPERTY LINE
- - - EXISTING EASEMENT LINE
- - - STORM DRAIN
- - - SANITARY SEWER
- - - OVERHEAD ELECTRIC
- - - UNDERGROUND GAS
- - - UNDERGROUND WATER
- - - CENTERLINE
- - - RIGHT OF WAY



LINE #	DIRECTION	LENGTH
L1	N66°54'56"E	15.89'
L2	S81°09'26"W	35.37'
L3	S25°40'47"W	26.33'
L4	N30°32'37"E	55.29'



- NOTES:
- ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARIES OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
  - THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED TO CONSTRUCT, AS CLOSE AS POSSIBLE, THE BOUNDARIES OF THE LAND PARCELS SHOWN HEREON. THE LINES DELINEATING ADJOINING LAND PARCELS SHOWN HEREON CONSTITUTE A COMPLETED BOUNDARY SURVEY FOR THOSE PARCELS.
  - PLAT AND DEED REFERENCES ARE FROM THE SUMTER COUNTY R.O.D. OFFICES.
  - THIS PLAT HAS BEEN PREPARED FOR 580 PARTNERS, LLC IN ACCORDANCE WITH THEIR PLANNED USE AND PURPOSE OF THE INFORMATION SHOWN HEREIN. ALL OTHER PARTIES ARE SUBSEQUENTLY PUT ON NOTICE AS TO THE LIMITED DEGREE OF RELIANCE UPON THIS PLAT BY THIRD PARTIES.
  - THE GRAPHIC LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED BY FIELD LOCATION OF PAINT MARKS AND/OR PIN FLAGS PLACED BY OTHERS AT THE TIME OF SURVEY.
  - AREA COMPUTED BY COORDINATE METHOD.
  - SUBJECT PROPERTY DEED/PLAT REFERENCE: PB 2007 PG 553, DB 1119 PG 3624
  - SUBJECT PROPERTY IS ZONED PD PER SUMTER COUNTY GIS.
- STANDARDS FOR ZONING PD
- |                                  |   |
|----------------------------------|---|
| MAXIMUM HEIGHT                   | 45 FEET, EXCEPT OTHERWISE PERMITTED BY THE COMPREHENSIVE LAND USE PLAN. |
| MAXIMUM DENSITY                  | 16 RESIDENTIAL UNITS PER GROSS ACRE                                     |
| REQUIRED OPEN SPACE              | 25 PERCENT OF PROJECT AREA  |
| MAXIMUM IMPERVIOUS SURFACE RATIO | 50 PERCENT OF PROJECT AREA  |
| FRONT PROPERTY LINE SETBACK      | 40 FEET   |
| OTHER PROPERTY LINE SETBACK      | 30 FEET FROM RESIDENTIAL DISTRICT OTHER PROPERTY LINE                   |
|                                  | 10 FEET FROM ALL OTHER DISTRICTS  |
- SUBJECT PROPERTY GRAPHICALLY LOCATED OUTSIDE THE 100 YEAR FLOOD HAZARD ZONE PER FEMA MAP 45085C0284D WITH AN EFFECTIVE DATE OF FEBRUARY 16, 2007
  - HORIZONTAL AND VERTICAL CONTROL ESTABLISHED WITH GPS USING THE SCSGS VRS SYSTEM. HORIZONTAL DATUM - SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83/2011) VERTICAL DATUM - NAVD 88. ALL DISTANCES ARE GROUND DISTANCES.
  - NO ABOVEGROUND ENCROACHMENTS OF BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS FROM THE SUBJECT PROPERTY ONTO ADJOINING PROPERTIES OR FROM ADJOINING PROPERTIES ONTO THE SUBJECT PROPERTY WERE OBSERVED AT THE TIME OF SURVEY OTHER THAN SHOWN HEREON.
  - SURVEY WAS COMPLETED JUNE 5, 2018

IMPORTANT NOTE:

THE COORDINATE/BEARING CONTROL SYSTEM SHOWN ON THIS PLAT IS SOUTH CAROLINA STATE PLANE NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), SOUTH CAROLINA LAMBERT ZONE 3900, UNITS IN INTERNATIONAL FEET.

TO PLACE THE BOUNDARIES SURVEYED ON A PLANE SURFACE THAT BEST APPROXIMATES A TRUE GRID COORDINATE SYSTEM, ALL DISTANCES FOR THIS PROJECT SHOULD BE MULTIPLIED BY THE COMBINED SCALE FACTOR (0.9999302151), DERIVED AT G.P. 100 (SP COORDINATES N 773872.075, E 2183250.242) AS SHOWN HEREON.

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN THE COUNTY OF SUMTER, STATE OF SOUTH CAROLINA, CONTAINING 1.25 ACRES, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED ON PLAT PREPARED FOR 580 PARTNERS, LLC, BY ESP ASSOCIATES, INC., DAVID A. WEIRICH, RLS# 20193, DATED JUNE 6, 2018, AND SHOWN HEREON HAVING THE FOLLOWING METES AND BOUNDS, TO-WIT:

COMMENCING AT ESP ASSOCIATES, INC. CONTROL POINT NUMBER 100 NORTHINGS: 773872.08' EASTING; 2183250.24', 61'4" NORTH OF THE CENTERLINE OF BROAD STREET (U.S. HIGHWAY No. 76 - 378) PROCEED N 66° 54' 56" E FOR A DISTANCE OF 15.89' TO THE POINT OF BEGINNING (P.O.B.) A #4 IRON REBAR IN THE NORTHERN RIGHT OF WAY OF BROAD STREET, SAID REBAR BEING S 71° 15' 7" W 3365.79' FROM NGS MONUMENT D1848 AND MARKING THE SOUTHWESTERN CORNER OF 2497 BROAD STREET AS RECORDED IN PLAT BOOK 2007 PG 553 OF THE SUMTER COUNTY REGISTER OF DEEDS, THENCE PROCEEDING WITH THE EASTERN BOUNDARY OF 2505 BROAD STREET (KRISTOVICH, DB 1240 PG 2094) N 30°33' 33" E 327.51' TO A FOUND #4 REBAR MARKING THE SOUTHWESTERN CORNER OF 2495 BROAD STREET (PATEL, PB 2007 PG 402); THENCE TURNING AND PROCEEDING ALONG THE SOUTHERN BOUNDARY LINE OF THE PATEL PROPERTY S 53°44' 04" E 179.00' TO A FOUND #4 REBAR; THENCE TURNING AND PROCEEDING ALONG THE COMMON ACCESS DRIVEWAY FOR THE FOLLOWING THREE (3) CALLS: (1) S 25°40'47" W 26.33' TO A RE-SET #4 REBAR, (2) S 36°14' 44" W 274.93' TO A FOUND #4 REBAR, (3) S 81°09' 26" W 35.37' TO A FOUND #4 REBAR IN THE NORTHERN RIGHT OF WAY OF BROAD STREET; THENCE FOLLOWING THE AFORESAIDED RIGHT OF WAY OF BROAD STREET N 53°44' 32" W 126.43' TO THE POINT OF BEGINNING.

SAID TRACT BEING 1.25 ACRES.

THIS DRAWING AND/OR THE DESIGN SHOWN ARE THE PROPERTY OF ESP ASSOCIATES, INC. THE REPRODUCTION, ALTERATION, COPYING OR OTHER USE OF THIS DRAWING WITHOUT THEIR WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

RESERVED FOR STAMPS  
COUNTY OF SUMTER

TO: 580 PARTNERS, LLC  
TO: NORTH AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT APPROXIMATELY 2016 MINIMUM STANDARD DETAIL SHEETS FOR PLATS AND RECORDATION SURVEYS, JOINTLY PREPARED BY ESP ASSOCIATES, INC. AND NORTH AMERICAN TITLE INSURANCE COMPANY, ARE INCORPORATED BY REFERENCE INTO THIS PLAT OR MAP, 6-26-2018, No. 20193

THIS SURVEY WAS COMPLETED ON 06-05-2018

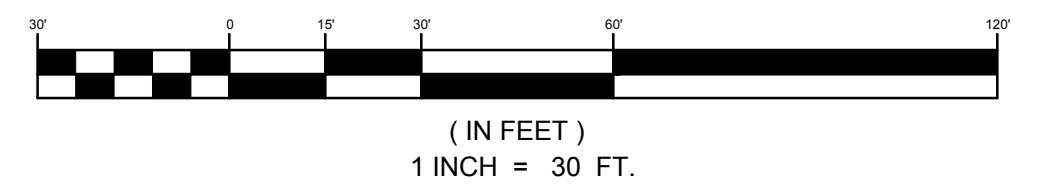
DAVID A. WEIRICH, SC LIC # 20193

"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES"

"PRELIMINARY PLAT NOT FOR RECORDATION, CONVEYANCES, OR SALES"

ESP ASSOCIATES, INC. NO. 005839

GRAPHIC SCALE



NO.	DATE	REVISION	BY

ALTA SURVEY OF  
APPLEBEE'S RESTAURANT  
2497 BROAD STREET  
BEING 1.25 AC  
LOCATED IN SUMTER COUNTY,  
PROVIDENCE TOWNSHIP  
SOUTH CAROLINA

CLIENT:  
**580 PARTNERS, LLC**  
580 DAVIDSON GATEWAY DRIVE  
DAVIDSON, NC 28036

PROJECT NO. G062.800.000  
SCALE 1"=30'  
DATE 06/06/2018  
DRAWN BY DNC/ATT  
CHECKED BY ATT  
DATE SURVEYED 06/05/2018  
DRAWING NO. BROAD ST ALTA.DWG

SHEET 1 OF 1