

**AN ORDINANCE
TO FURTHER AMEND THE AGREEMENT FOR DEVELOPMENT OF A JOINT
COUNTY INDUSTRIAL PARK, BY AND BETWEEN CHARLESTON COUNTY,
SOUTH CAROLINA AND COLLETON COUNTY, SOUTH CAROLINA,
PROVIDING FOR THE DEVELOPMENT OF A JOINTLY OWNED AND
OPERATED INDUSTRIAL/BUSINESS PARK, SO AS TO INCLUDE
ADDITIONAL PROPERTY IN CHARLESTON COUNTY AS PART OF THE
JOINT COUNTY INDUSTRIAL PARK.**

WHEREAS, Charleston County, South Carolina (the "County") and Colleton County, South Carolina (jointly the "Counties") are authorized under Article VIII, Section 13 of the South Carolina Constitution to jointly develop an industrial or business park within the geographical boundaries of one or more of the member Counties; and

WHEREAS, in order to promote the economic welfare of the citizens of the Counties by providing employment and other benefits to the citizens of the Counties, the Counties entered into an Agreement for Development for a Joint County Industrial Park effective as of September 1, 1995 (the "Original Agreement"), to develop jointly an industrial and business park (the "Park"), as provided by Article VIII, Section 13 of the South Carolina Constitution and in accordance with Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended, (the "Act"); and

WHEREAS, the Original Agreement was initially approved by Charleston County Council Ordinance 972, adopted September 19, 1995; was further amended from time-to-time to add or remove property to the Park; and, in particular, was substantively amended by (i) the First Modification to Agreement for Development for Joint County Industrial Park, effective December 31, 2006 (the "First Modification"), which First Modification was approved by Charleston County Council Ordinance 1475, enacted December 5, 2006; and by Colleton County Council Ordinance 06-O-20 enacted January 2, 2007; and (ii) the Second Modification to Agreement for Development of Joint Industrial Park, dated as of December 31, 2014 (the "Second Modification"), which Second Modification was approved by Charleston County Council Ordinance 1828, enacted on September 9, 2014, and by Colleton County Ordinance 14-O-13, enacted on December 11, 2014; and (iii) the Third Modification to Agreement for Development of Joint Industrial Park, effective as of November 29, 2017 (the "Third Modification"), which Third Modification was approved by Charleston County Council Ordinance 1982, enacted on October 24, 2017, and by Colleton County Ordinance 17-O-08, enacted on November 7, 2017; and

WHEREAS, the Original Agreement, as amended, is referred to herein as the "Agreement," and

WHEREAS, the Agreement contemplates the inclusion and removal of additional parcels within the Park from time to time; and

WHEREAS, the Counties desire to amend the Agreement to include certain additional parcels in order to fulfil commitments made to companies which are considering expansion or location decisions;

NOW, THEREFORE, BE IT ORDAINED BY THE CHARLESTON COUNTY COUNCIL:

SECTION 1. The Agreement is hereby amended so as to expand the Park premises

located within Charleston County. Attached hereto as Exhibit A is the property description of the parcels to be added to the Park premises within Charleston County.

SECTION 2. All resolutions, ordinances, or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 3. This amendment to the Agreement shall become effective on the date of the later of (i) enactment of this Ordinance by the Charleston County Council, after third and final reading and public hearing, (ii) adoption of a resolution by Colleton County Council approving expanding the Park premises to add the property described in Exhibit A, (iii) adoption of a resolution by North Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of North Charleston, and (iv) adoption of a resolution by Charleston City Council consenting to the inclusion in the Park premises of the property described in Exhibit A located within the City of Charleston. The North Charleston City Council, the Charleston City Council, and Colleton County Council have been requested to give their respective approvals to this amendment by resolution.

SECTION 4. Should any part of this ordinance be determined by a court of competent jurisdiction to be invalid, illegal, or against public policy, said offending section shall be void and of no effect and shall not render any other section herein, nor this ordinance as a whole, invalid. Any terms which, by their nature, should survive the suspension, termination, or expiration hereof shall be deemed to survive.

CHARLESTON COUNTY, SOUTH CAROLINA

By: _____
Chairman, County Council of
Charleston County, South Carolina

ATTEST:

Clerk to County Council
Charleston County, South Carolina

First Reading: October 12, 2021
Second Reading: October 26, 2021
Public Hearing: November 9, 2021
Third Reading: November 9, 2021

EXHIBIT A

**PROPERTY DESCRIPTION
CHARLESTON COUNTY ADDITIONAL PARCELS**

PROPERTY DESCRIPTION FOR EACH PARCEL ADDED TO THE PARK BY THIS AMENDMENT AND INITIAL TAX YEAR (FOR TAXES WHICH WILL BE LEVIED ON PROPERTY OWNED ON DECEMBER 31 OF THE PRIOR CALENDAR YEAR).

<u>Parcels to be Added</u>	<u>Property Description</u>	<u>Initial Tax Year</u>
Project Rose	319-00-00-014	2021
Grey Ghost Bakery	351-16-00-016	2021
Project Able	390-00-00-001	2021
Daye	390-00-00-451	2021
Crosspoint VII	393-00-00-463	2021
Project Jack	393-00-00-476	2021
Carver Maritime	469-00-00-006	2021
Project Annex	470-01-00-005	2021
Ray Mont	502-00-00-020	2021
Project Thread	514-00-00-161	2021
Omatic Software	517-00-00-245	2021
Bourne Group	537-00-00-303	2021
Your Crawl Space	629-00-00-305	2021

SCHEDULE 1

PROPERTY DESCRIPTIONS

Recording Requested by and
When Recorded Mail to:

Turner, Padgett, Graham & Laney, P.A.
Post Office Box 22129
Charleston, SC 29413
Attention: Michael G. Roberts



PGS:

5

(Space above this line for Recorder's Use)

STATE OF SOUTH CAROLINA)
)
) **SPECIAL WARRANTY DEED**
COUNTY OF CHARLESTON)

KNOW ALL MEN BY THESE PRESENTS, THAT, READY CAP LENDING, LLC (aka ReadyCap Lending, LLC), a Delaware limited liability company (the "Grantor"), for and in consideration of Four Hundred and Ninety Thousand Dollars (\$490,000.00), in hand paid at and before the sealing of these presents by **DEWEYBERTS, LLC**, a South Carolina limited liability company (the "Grantee") in the State aforesaid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Grantee, its Successors and Assigns forever, the following described property (the "Property"), to-wit:

ALL that certain piece, parcel or strip of land, situate, lying and being in St. Andrews Parish, Charleston County, South Carolina, shown as Tract One (23,447 sf) 0.54 Acres on a plat entitled "Plat of Survey to Adjust Property Lines Between Tracts One and Two, Part Wespanee, St. Andrews PSD, Charleston County, South Carolina" made by Stephens Engineering Inc. and recorded in the RMC office for Charleston County in Plat Book BS at page 2; said strip having such size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

SUBJECT to all conditions, covenants, easements, reservations, restrictions and zoning ordinances that may appear of record, on the recorded plats on on the premises.

DERIVATION: This being the same property conveyed to Ready Cap Lending, LLC by Master's Deed dated May 4, 2016 and recorded June 16, 2016 in Deed Book 0561 at page 548, Charleston County RMC office.

Tax Map Number: 351-16-00-016

Grantee's address: 496A Main Road, Johns Island, SC 29455

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Property before mentioned, unto the said Grantee, its Successors and Assigns forever.

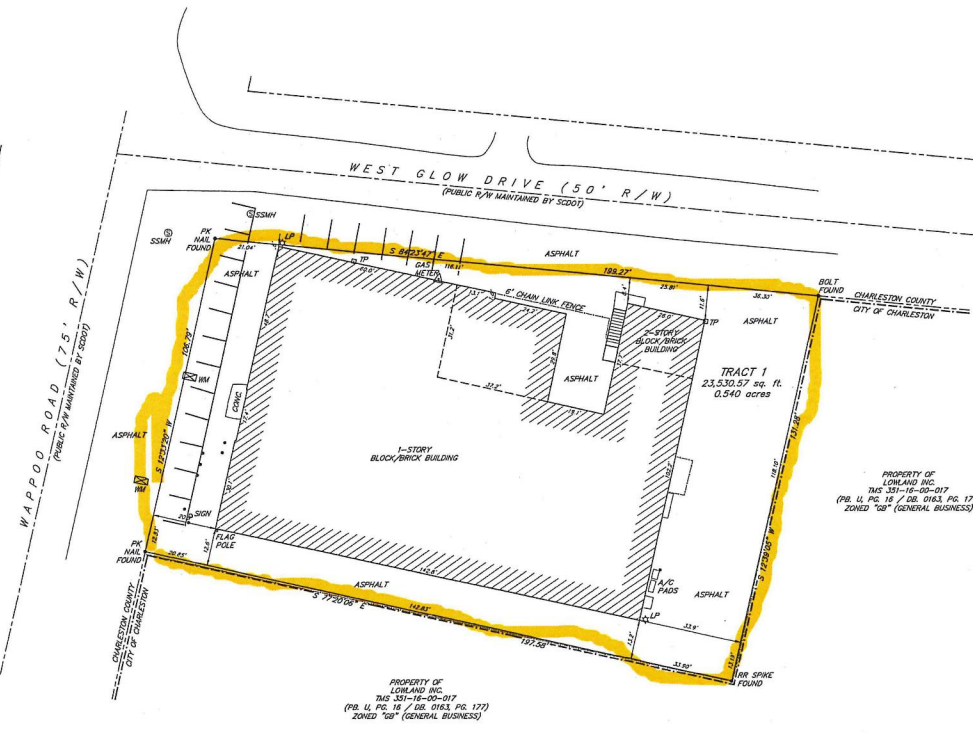
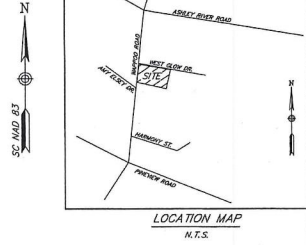
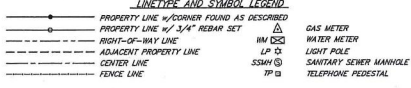
REFERENCES.

1. PLAT OF A SURVEY OF TRACT ONE AND TRACT TWO LOCATED IN ST. ANDREWS PUBLIC SERVICE DISTRICT, CHARLESTON COUNTY, SOUTH CAROLINA, PARCELS A TO BE ADDED TO TRACT TWO TO CORRECT AN ENCROACHMENT, PROPERTY OWNED BY JAMES N. CRULL AND WILLIAM C. HAYLOCK, JR., (COMBINED LOTS A, 4, 5, & 8 INTO TRACTS ONE AND TWO), DATED MARCH 5, 1978, BY HAZEN LAUREL STEPHENS, JR., SCPLS No. 3342, AND RECORDED IN PLAT BOOK U, PAGE 14, CHARLESTON COUNTY REC OFFICE.
2. PLAT OF SURVEY TO ADJUST PROPERTY LINES BETWEEN TRACTS ONE AND TWO, PART RESPONSE, ST. ANDREWS PSD, CHARLESTON COUNTY, SOUTH CAROLINA, TRACT ONE OWNED BY JAMES N. CRULL, TRACT TWO OWNED BY WILLIAM C. HAYLOCK, JR., DATED MARCH 1, 1988, BY W.L. STEPHENS, JR., SCPLS No. 3342, AND RECORDED IN PLAT BOOK BS, PAGE 2, CHARLESTON COUNTY REC OFFICE.
3. CHARLESTON COUNTY TMS No. 351-16-00-016.
4. PHYSICAL SITE ADDRESS: 1028 WAPPOO ROAD, CHARLESTON, SC, 29407.

- NOTES:**
1. BY GRAPHICAL PLOTTING ONLY, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE X AS PER FIRM COMMUNITY PANEL NUMBER 45019 D 0482 U WITH AN EFFECTIVE DATE OF NOVEMBER 17, 2004.
 2. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.
 3. ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 4. ANY EASEMENTS SHOWN ARE FOR REFERENCE; PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS NOT SHOWN OR APPARENT TO THE SURVEYOR.
 5. PUBLIC UTILITIES ARE PROVIDED BY:
 - SEWER - CHARLESTON WATER SYSTEM
103 ST. PHILLIPS STREET
CHARLESTON, SC 29403
(843) 308-8258
 - WATER - CHARLESTON WATER SYSTEM
103 ST. PHILLIPS STREET
CHARLESTON, SC 29403
(843) 308-8258

6. PROPERTY IS ZONED "GC" (COMMUNITY COMMERCIAL) WITH THE FOLLOWING RESTRICTIONS:

SETBACKS	NONE
FRONT	NONE
REAR	NONE
MAXIMUM BLDG. HGT.	NONE
MAXIMUM BUILDING COVER	33%
MIN. LOT AREA	4,000 S.F.
MIN. LOT WIDTH	15'
7. VERTICAL DATUM IS 1988 DATUM AND HORIZONTAL DATUM IS SC STATE PLANE (SC MAD 83).



RECORDED

THIS PLAT WAS RECORDED IN THE REC'D OFFICE OF THE CLERK OF CHARLESTON COUNTY, SOUTH CAROLINA, ON JUNE 21, 2016 AT 10:58 AM.

Book Page 145 (145) (145)

Charlottesville Register, Charleston County, SC

APPROVED PLAT

THIS IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS SHOWN TO ME BY THE SURVEYOR.

I, *[Signature]*, Notary Public in and for the State of South Carolina, do hereby certify that the foregoing is a true and correct copy of the original as shown to me by the Surveyor.

Charleston County Planning Commission
58E.00154 - D.C.2016-1
Date: June 21, 2016

PLANNING AND R.M.C. USE ONLY

Location: WEST GLOW DR

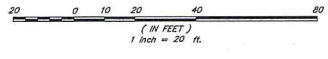
PLAT
SHOWING TRACT 1, (0.540 AC.), TMS No. 351-16-00-016,
PROPERTY OF READY CAP LENDING, LLC, SURVEY PREPARED
FOR DEWEYBERTS, LLC, LOCATED IN ST. ANDREWS PSD,
CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 21, 2016 SCALE: 1" = 20'

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

I HEREBY STATE 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. ALSO, THERE ARE NO VISIBLE ENCROACHMENTS OR DISCREPANCIES OTHER THAN SHOWN.

RICHARD A. ALDRIDGE
P.L.S. 20854



West for a distance of 93 15 feet to a 1/2" open pipe;

THENCE North 74 degrees 12 minutes 41 seconds West for a distance of 35.62 feet to a 3/4" open pipe,

THENCE South 67 degrees 13 minutes 37 seconds West for a distance of 340 53 feet to a 3/4" open pipe;

THENCE North 23 degrees 29 minutes 01 seconds West for a distance of 437 40 feet to a concrete monument,

THENCE North 21 degrees 53 minutes 48 seconds West for a distance of 386 51 feet to a 3/4" open pipe,

THENCE North 52 degrees 40 minutes 21 seconds East for a distance of 940 44 feet to an #5 rebar, the POINT OF BEGINNING.

TOGETHER WITH a perpetual, non-exclusive, appendant, appurtenant, transferable, easement for a commercial purpose for drainage of storm and surface waters in, upon, over, across and through that area shown on a plat entitled "Final Plat Showing the Adjustment of the Property Lines Between Tracts A-11 (TMS#390-00-00-001) and Tract A (TMS#390-00-00-159), Charleston County, South Carolina" dated October 10, 1997, last revised December 18, 1997, by Hoffman Lester Associates, Inc and recorded in Plat Book EC, Page 222, (additional recording reference of Book R294, Page 819) in the Charleston County RMC Office, as a "New 40' Private Drainage Esmt" and as "Ex 40' Drainage Esmt" and as "Ex. 40' Drainage Esmt. (Ref 3)", which easement is 40' wide and is located as shown on said plat, which easement is to run with the title to the aforementioned Tract A-11.

Being the same property conveyed to Richfair Properties, LLC by deed of Standard Corporation dated June 22, 2000, and recorded on June 27, 2000 in Book B350 at page 668 in the Charleston County RMC Office. Additional reference is made to the Quit Claim Deed from UTI Integrated Logistics, Inc to Richfair Properties, LLC dated August 18, 2005, and recorded on August 24, 2005 in Book P550, at Page 245, in the Charleston County RMC Office

This conveyance is made subject to all restrictions, easements and rights of way, if any, as may appear of record.

TMS# 390-00-00-001

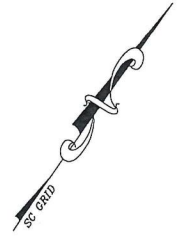
NOTES:

i. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.

ii. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

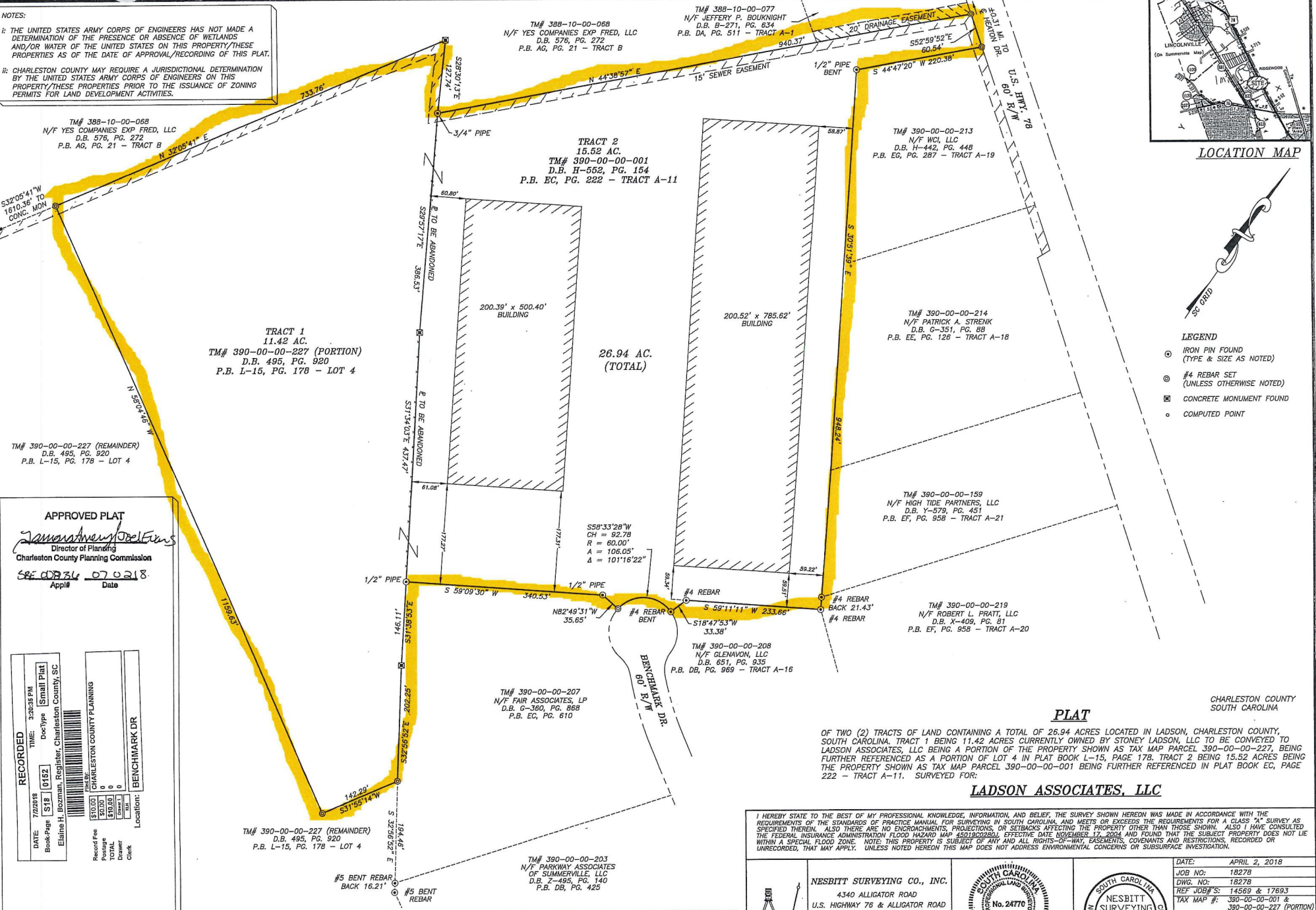


LOCATION MAP



LEGEND

- IRON PIN FOUND (TYPE & SIZE AS NOTED)
- ⊙ #4 REBAR SET (UNLESS OTHERWISE NOTED)
- ⊠ CONCRETE MONUMENT FOUND
- COMPUTED POINT



APPROVED PLAT

Janet H. Belcher
 Director of Planning
 Charleston County Planning Commission

68 0834 07 0218
 Appl# Date

RECORDED

DATE: 7/2/2018 TIME: 3:20:33 PM
 Book: S18 DocType: [Small Plat]
 Page: 0152

Elaine H. Bowman, Registrar, Charleston County, SC

Fee: \$10.00
 Stamp: \$0.00
 Total: \$10.00

Location: BENCHMARK DR

NOTE: TRACT 2 SHOWN ON THIS PLAT AS 15.52 ACRES IS THE SAME PARCEL SHOWN AS 15.54 ACRES CALLED FOR BY PLAT BOOK EC, PAGE 222.

NOTE: PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45018C0280J, EFFECTIVE DATE NOVEMBER 17, 2004 THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X".

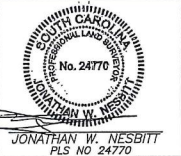
PLAT

OF TWO (2) TRACTS OF LAND CONTAINING A TOTAL OF 26.94 ACRES LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA. TRACT 1 BEING 11.42 ACRES CURRENTLY OWNED BY STONEY LADSON, LLC TO BE CONVEYED TO LADSON ASSOCIATES, LLC BEING A PORTION OF THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-227, BEING FURTHER REFERENCED AS A PORTION OF LOT 4 IN PLAT BOOK L-15, PAGE 178. TRACT 2 BEING 15.52 ACRES BEING THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-001 BEING FURTHER REFERENCED IN PLAT BOOK EC, PAGE 222 - TRACT A-11. SURVEYED FOR:

LADSON ASSOCIATES, LLC

I HEREBY STATE 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. ALSO THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR SETBACKS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 45018C0280J, EFFECTIVE DATE NOVEMBER 17, 2004 AND FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE. NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED, THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERNS OR SUBSURFACE INVESTIGATION.

NESBITT SURVEYING CO., INC.
 4340 ALLIGATOR ROAD
 U.S. HIGHWAY 76 & ALLIGATOR ROAD
 TIMMONSVILLE, S.C. 29161
 PHONE (843) 346-3302
 FAX (843)-346-5802
 EMAIL: jon@nesbittsurveying.com



DATE: APRIL 2, 2018
 JOB NO: 18278
 DWG. NO: 18278
 REF JOB#S: 14569 & 17693
 TAX MAP #: 390-00-00-001 & 390-00-00-227 (PORTION)

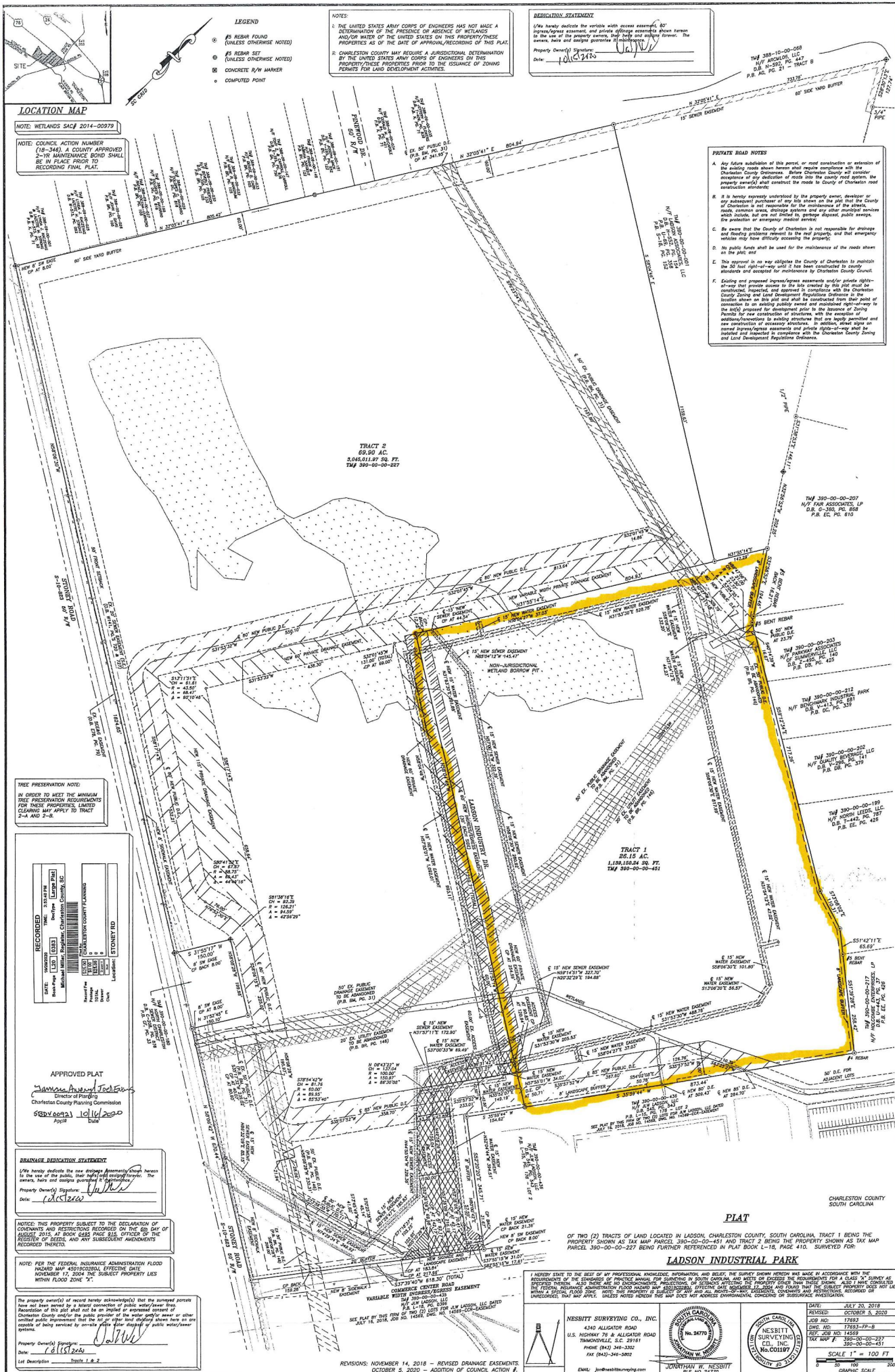
SCALE 1" = 100 FT
 GRAPHIC SCALE

EXHIBIT A

LEGAL DESCRIPTION

ALL that lot, piece or parcel of land, situate, lying and being in Ladson, Charleston County, South Carolina, containing 26.15 acres, more or less, and being shown and designated as "TRACT 1, 26.15 AC." on that certain plat entitled "PLAT OF THREE (3) TRACTS OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA, BEING THE SUBDIVISION OF THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-227, BEING FURTHER REFERENCED IN DEED BOOK 495, PAGE 920, AND PLAT BOOK L-15, PAGE 178 - LOT 4. SURVEYED FOR: LADSON INDUSTRIAL PARK", prepared by Nesbitt Surveying Co., Inc. dated July 16, 2018, and recorded AUGUST 3, 2018, in Plat Book L-18, at Page 040 in the Register of Deeds Office for Charleston County, South Carolina, which plat is hereby incorporated herein by reference, with said TRACT 1 having such size, shape, buttings and boundings as will appear by reference to said plat.

THIS BEING a portion of the property conveyed to Stoney Ladson, LLC, a South Carolina limited liability company, by deed of EDANDJ Ladson, LLC, a South Carolina limited liability company, and Meeting Street, LLC, a Delaware limited liability company, dated July 3, 2015, and recorded on August 6, 2015, in Book 0495, at Page 920, in the Register of Deeds Office for Charleston County, South Carolina.



NOTE: WETLANDS SAC# 2014-00979

NOTE: COUNCIL ACTION NUMBER (18-346). A COUNTY APPROVED 2-27 MAINTENANCE BOND SHALL BE IN PLACE PRIOR TO RECORDING FINAL PLAT.

- LEGEND**
- 1 REBAR FOUND (UNLESS OTHERWISE NOTED)
 - 2 REBAR SET (UNLESS OTHERWISE NOTED)
 - 3 CONCRETE W/W MARKER
 - 4 COMPUTED POINT

NOTES

1. THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WILDS OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
2. CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.

DEDICATION STATEMENT

I/We hereby dedicate the vehicle with access easement, 20' private/sewer easement, and private drainage easements shown herein to the use of the property owners, their heirs and assigns forever. The owner, heirs and assigns guarantee if maintenance.

Property Owner(s) Signature: *[Signature]*
Date: 10/16/2018

PRIVATE ROAD NOTES

- A. Any future subdivision of this parcel, or road construction or extension of the existing road shown herein shall be subject to the review and approval of the Charleston County Ordinance. Before Charleston County will consider any subdivision or extension of any dedication of roads shown herein, the property owner(s) shall construct the roads to County of Charleston road construction standards.
- B. It is hereby expressly understood by the property owner, developer or any subsequent purchaser of any lots shown on this plat that the County of Charleston is not responsible for the maintenance of the streets, roads, easements, drainage systems and any other installed services which include, but are not limited to, garbage disposal, public sewage, the protection or emergency medical services.
- C. It is seen that the County of Charleston is not responsible for drainage and flooding problems related to the plat property and that emergency vehicles may have difficulty accessing the property.
- D. No public funds shall be used for the maintenance of the roads shown on the plat and.
- E. The approval in any way obligates the County of Charleston to maintain the 20' feet right-of-way until it has been constructed to County standards and accepted for maintenance by Charleston County Council.
- F. Existing and proposed private/sewer easements and/or private right-of-way that crosses over the lots shown on this plat and shall be constructed, installed, and approved in compliance with the Charleston County Zoning and Land Development Regulations Ordinance at the location shown on this plat and shall be constructed from their point of connection to an existing public sewer and maintained until conveyed to the public sewer for maintenance. In the absence of zoning permits for the construction of structures, with the exception of agricultural operations, the property owner shall be responsible for the maintenance and construction of any structures. In addition, street signs on rural private/sewer easements and private right-of-way shall be installed and inspected in compliance with the Charleston County Zoning and Land Development Regulations Ordinance.

TREE PRESERVATION NOTE

IN ORDER TO MEET THE MINIMUM TREE PRESERVATION REQUIREMENTS FOR THESE INDUSTRIES, LIMITED CLEARING MAY APPLY TO TRACT 2-A AND 2-B.

DATE	ISSUED	BY	FOR
10/16/2018	10/16/2018	Michael Miller	Final Plat

RECORDED: 10/16/2018 3:10:42 PM
LADSON INDUSTRIAL PARK
COUNTY OF CHARLESTON, SOUTH CAROLINA
STONEMAN RD

APPROVED PLAT

[Signature]
Director of Planning
Charleston County Planning Commission
10/16/2018

DRAINAGE DEDICATION STATEMENT

I/We hereby dedicate the new drainage easements shown herein to the use of the public, their heirs and assigns forever. The owner, heirs and assigns guarantee if maintenance.

Property Owner(s) Signature: *[Signature]*
Date: 10/16/2018

NOTE: THIS PROPERTY SUBJECT TO THE DECLARATION OF CONTINGENTS AND RESTRICTIONS RECORDED ON THE 63-D DAY OF AUGUST, 2018, AT BOOK 6855 PAGE 815, OFFICER OF THE REGISTER OF DEEDS, AND ANY SUBSEQUENT AMENDMENTS RECORDED THEREIN.

NOTE: PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND SPECIAL FLOOD HAZARD ZONE MAP, NOVEMBER 17, 2004, THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X".

The property owner(s) of record hereby acknowledge(s) that the surveyed points have not been verified by a licensed professional surveyor. The County of Charleston County will not be responsible for any errors or omissions in this plat or any other related public information that the plat or other related information shows here on the basis of any information being conveyed by the plat or other related public information.

Property Owner(s) Signature: *[Signature]*
Date: 10/16/2018

TRACT 2
69.90 AC.
2,046,511.87 SQ. FT.
TM# 390-00-00-227

TRACT 1
26.15 AC.
1,159,100.24 SQ. FT.
TM# 390-00-00-451

PLAT

OF TWO (2) TRACTS OF LAND LOCATED IN LADSON, CHARLESTON COUNTY, SOUTH CAROLINA, TRACT 1 BEING THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-451 AND TRACT 2 BEING THE PROPERTY SHOWN AS TAX MAP PARCEL 390-00-00-227 BEING FURTHER REFERENCED IN PLAT BOOK 1-18, PAGE 410, SURVEYED FOR:

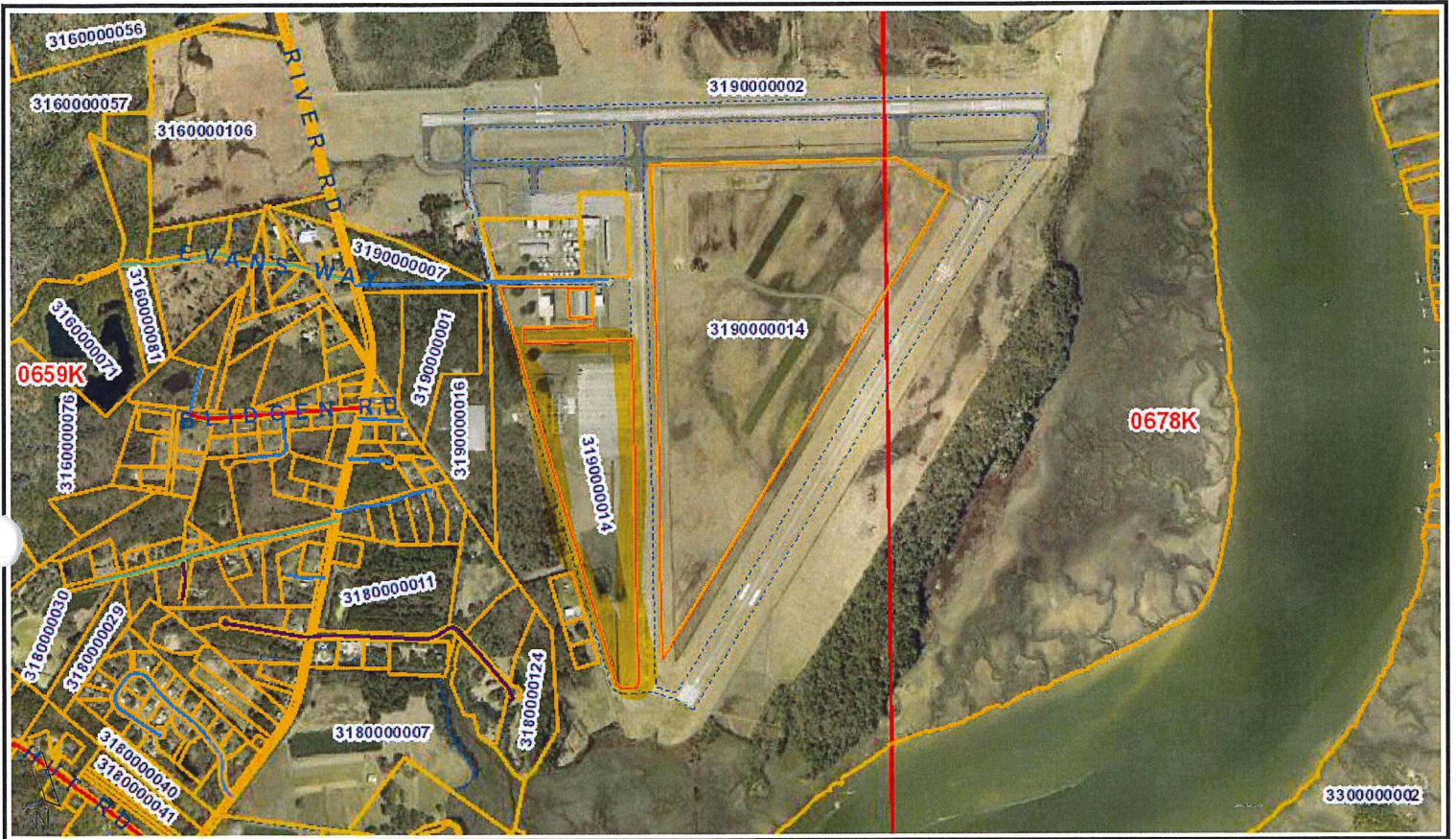
LADSON INDUSTRIAL PARK

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL, NOW SUBSISTING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SET FORTH IN THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP AND SPECIAL FLOOD HAZARD ZONE MAP, NOVEMBER 17, 2004, AND FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD ZONE. NOTE: THE PROPERTY IS SUBJECT TO ANY AND ALL FEDERAL, STATE, COUNTY, MUNICIPAL, AND FEDERAL REQUIREMENTS AND RESTRICTIONS RECORDED THEREIN WHICH MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONCERN OR SUBSURFACE INVESTIGATION.

NESSBIT SURVEYING CO., INC.
4340 ALGATOR ROAD
U.S. HIGHWAY 78 & ALGATOR ROAD
TRINIDADVILLE, S.C. 29161
PHONE (843) 348-3302
FAX (843) 348-5802
EMAIL: jwh@nessbitsurveying.com

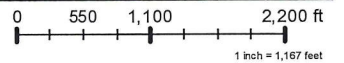


DATE: July 20, 2018
REVISED: OCTOBER 5, 2020
JOB NO: 17983
CNS: NO: 17983-PP-8
REV: 030 14555
TAX MAP #: 390-00-00-227
390-00-00-451
SCALE: 1" = 100 FT
GRAPHIC SCALE



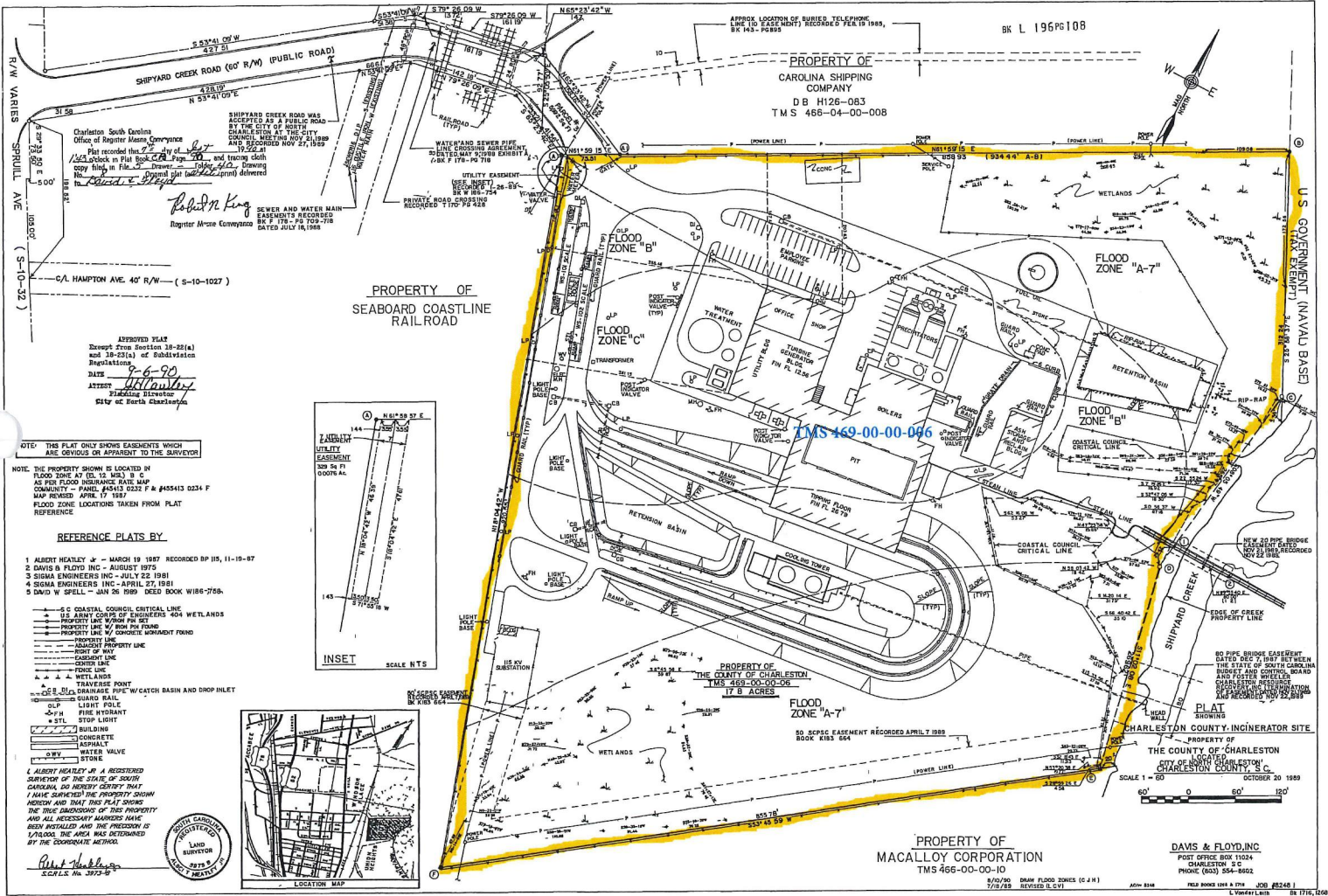
Barzan

PID: 319000014
 OWNER1: CHARLESTON COUNTY 2021 MCIP Parcel
 AIRPORT DISTRICT
 PLAT BOOK PAGE: XXX-NONE
 DEED BOOK PAGE: C109-298
 Jurisdiction: CITY OF CHARLESTON



Author: Charleston County SC
 Date: 8/24/2021

Note: The Charleston County makes every effort possible to produce the most accurate information. The layers contained in the map service are for information purposes only. The Charleston County makes no warranty, express or implied, nor any guaranty as to the content, sequence, accuracy, timeliness or completeness of any of the information provided. The County explicitly disclaims all representations and warranties. The reader agrees to hold harmless the Charleston County for any cause of action and costs associated with any causes of action which may arise as a consequence of the County providing this information.



SHIPYARD CREEK ROAD WAS ACCEPTED AS A PUBLIC ROAD BY THE CITY OF CHARLOTTE AT THE CITY COUNCIL MEETING NOV. 21, 1988 AND RECORDED NOV. 27, 1988 IN VOL. 10, PAGE 104.

SHIPYARD CREEK ROAD WAS ACCEPTED AS A PUBLIC ROAD BY THE CITY OF CHARLOTTE AT THE CITY COUNCIL MEETING NOV. 21, 1988 AND RECORDED NOV. 27, 1988 IN VOL. 10, PAGE 104.

SEWER AND WATER MAIN EASEMENTS RECORDED BK F 174-PG 702-718 DATED JULY 16, 1988

REGISTERED PROFESSIONAL ENGINEER
Robert M. King
 REGISTERED PROFESSIONAL ENGINEER

PROPERTY OF
 CAROLINA SHIPPING
 COMPANY
 D B H126-083
 TMS 466-04-00-008

PROPERTY OF
 SEABOARD COASTLINE
 RAILROAD

APPROVED PLAT
 Except from Section 18-22(a) and 18-23(a) of Subdivision Regulations
 DATE 8-6-90
 ATTEST *[Signature]*
 Planning Director
 City of North Charleston

NOTE: THIS PLAT ONLY SHOWS EASEMENTS WHICH ARE OBVIOUS OR APPARENT TO THE SURVEYOR.

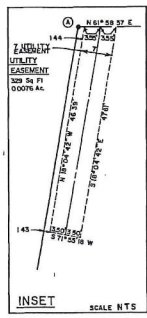
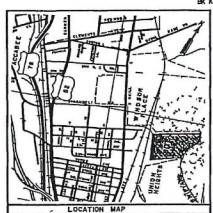
NOTE: THE PROPERTY SHOWN IS LOCATED IN FLOOD ZONE OF FD 12, MS3, 3, C, AS PER FLOOD INSURANCE RATE MAP COMMUNITY - PANEL 48543 0234 F & #455413 0234 F MAP REVISED APRIL 17, 1987
 FLOOD ZONE LOCATIONS TAKEN FROM PLAT REFERENCE

- REFERENCE PLATS BY
- 1 ALBERT HEATLEY - MARCH 19 1987 RECORDED BP 115, 11-19-87
 - 2 DAVIS B FLOYD INC - AUGUST 1975
 - 3 SIGMA ENGINEERS INC - JULY 22 1981
 - 4 SIGMA ENGINEERS INC - APRIL 27, 1981
 - 5 DAVID W SPELL - JAN 26 1989 DEED BOOK W186-756.

- C COASTAL COUNCIL CRITICAL LINE
- SS ASBEST COUNCIL OF ENGINEERS 404 WETLANDS
- PROPERTY LINE W/IRON PIPE SET
- PROPERTY LINE W/IRON PIPE FOUND
- PROPERTY LINE W/ CONCRETE MOUND/FROND
- PROPERTY LINE
- RIGHT OF WAY
- CENTER LINE
- CENTER LINE
- TONGUE LINE
- WETLANDS
- TRANSFER POINT
- CR 3 1/2" DRAINAGE PIPE W/ CATCH BASIN AND DROP INLET
- GUARD RAIL
- LIGHT POLE
- P-7H FIRE HYDRANT
- STL STOP LIGHT
- BUILDING
- CONCRETE
- ASPHALT
- WATER VALVE
- GRV
- STONE

I, ALBERT HEATLEY, A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON AND THAT THIS PLAT SHOWS THE TRUE BOUNDARIES OF THE PROPERTY AND ALL NECESSARY MARKERS HAVE BEEN INSTALLED AND THE PROVISION AS 1/10,000. THE AREA WAS DETERMINED BY THE COORDINATE METHOD.

Albert Heatley
 S.C.R.S. No. 3973-B



TMS 469-00-00-046

PROPERTY OF
 MACALLOY CORPORATION
 TMS 466-00-00-10

DAVIS & FLOYD, INC.
 POST OFFICE BOX 11024
 CHARLOTTE, S.C.
 PHONE (603) 254-8602

EXHIBIT "A"
(Property Description)

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being more particularly shown and designated as Tract C-7, containing approximately 48.812 acres on a plat entitled "PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 393-00-00-065 (250.711 AC.) TO CREATE TRACT C-7 (48.812 AC.), CROSSPOINT EXTENSION (0.264) AND RESIDUAL TRACT (201.635) being Property of JT CK PALMETTO, L.P. by HLA Inc. dated January 22, 2018 and recorded in the Office of the Register of Deeds for Charleston County in Record Book L18 at Page 0446. Reference is made to said plat for a more complete and accurate description.

DERIVATION: The above described property being a portion of the same property conveyed to the Grantor herein by W. E. Ridgill and Michael A. Kocak by deed dated March 5, 2008, and recorded March 14, 2008, in Book Y653, page 061, Charleston County RMC Office.

TMS: 393-00-00-463

NOTES

1. A PORTION OF TMS NO. 393-00-00-065.
2. AREAS DETERMINED BY COORDINATE METHOD
3. TRACT C-7 AS SHOWN IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 45019C0280I, COMMUNITY PANEL 450042 0280 J EFFECTIVE DATE NOVEMBER 17, 2004, REVISED SEPTEMBER 3, 2009. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. PROPERTIES SHOWN IN TRACT C ARE ZONED RDC (CROSSPOINT) AND M-1, LIGHT INDUSTRIAL, LADSON ROAD OVERLAY DISTRICT
5. PRELIMINARY PLAT APPROVED BY THE NORTH CHARLESTON PLANNING COMMISSION ON DECEMBER 11, 2017.
6. 5' SIDEWALKS TO BE BUILT TO CITY STANDARDS. ON APRIL 13, 2009, THE PLANNING COMMISSION APPROVED A VARIANCE ELIMINATING THE SIDEWALK ON THE NORTHWEST SIDE OF CROSSPOINT DR.
7. ALL PONDS AND DRAINAGE SWALES ARE TO MAINTAINED BY THE PROPERTY OWNER OR THE PROPERTY OWNERS ASSOCIATION.

LEGEND

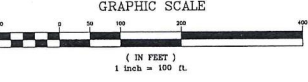
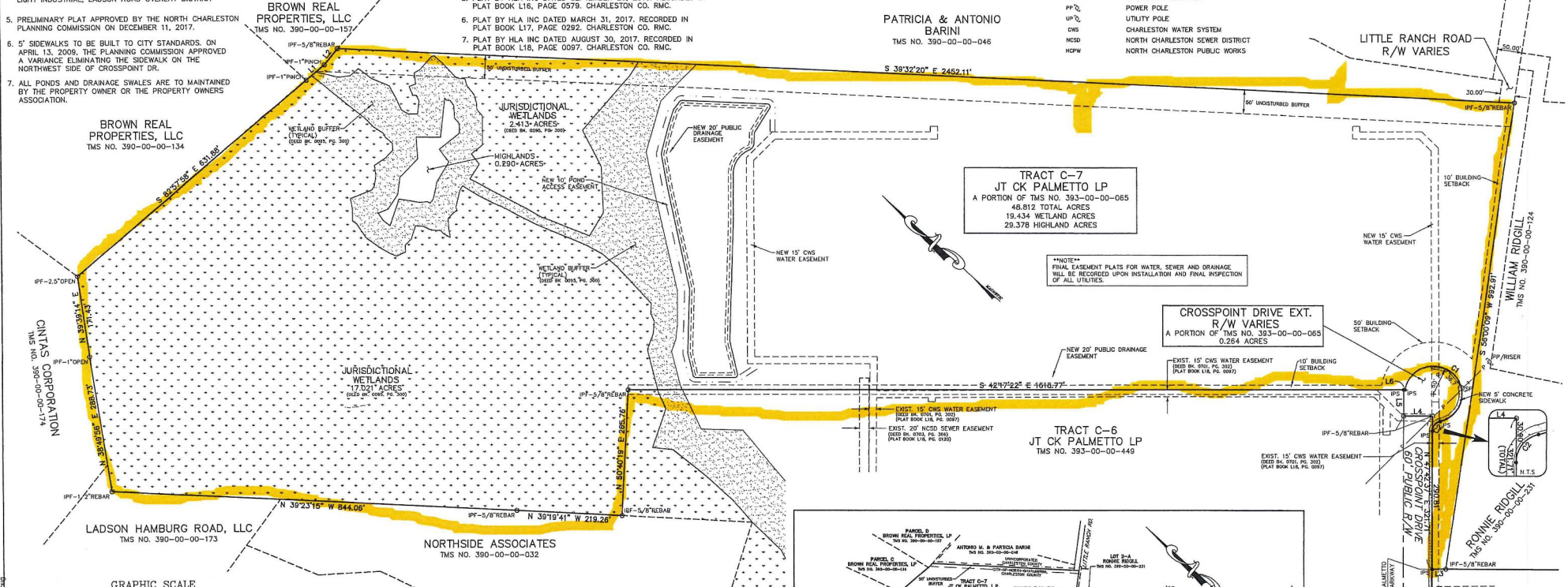
1. PLAT BY HLA INC DATED JANUARY 13, 2013, RECORDED IN PLAT BOOK L14, PAGE 0016. CHARLESTON CO. RMC.
2. PLAT BY HLA INC DATED AUGUST 8, 2014, RECORDED IN PLAT BOOK L14, PAGE 0352. CHARLESTON CO. RMC.
3. DEED RECORDED MARCH 28, 2014 BOOK 0396, PAGE 107. CHARLESTON COUNTY RMC.
4. PLAT BY HLA INC DATED FEBRUARY 18, 2016, NOT RECORDED (N. CHAS. NO. 2725)
5. PLAT BY HLA INC DATED SEPTEMBER 26, 2016, RECORDED IN PLAT BOOK L16, PAGE 0579. CHARLESTON CO. RMC.
6. PLAT BY HLA INC DATED MARCH 31, 2017, RECORDED IN PLAT BOOK L17, PAGE 0292. CHARLESTON CO. RMC.
7. PLAT BY HLA INC DATED AUGUST 30, 2017, RECORDED IN PLAT BOOK L18, PAGE 0097. CHARLESTON CO. RMC.

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	60.00	248°27'07"	82.47	280.18	N00°32'11"E	99.22
C2	20.00	77°48'42"	18.14	27.18	S85°51'24"W	24.58

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CONCRETE MONUMENT FOUND
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- ADJACENT BOUNDARY LINE
- EASEMENT LINE (AS DESCRIBED)
- CENTERLINE
- OVERHEAD POWER LINE
- POWER POLE
- UTILITY POLE
- CHARLESTON WATER SYSTEM
- NORTH CHARLESTON SEWER DISTRICT
- NORTH CHARLESTON PUBLIC WORKS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 82°52'48" E	50.11
L2	N 87°13'19" E	44.25
L3	S 42°02'16" E	28.47
L4	S 42°17'23" E	60.00
L5	N 47°42'37" E	55.12
L6	N 42°17'22" W	2.75



DEVELOPMENT SUMMARY	
PRE-SUBDIVISION	TRACT C (TMS NO. 393-00-00-065) 250.711 ACRES
POST SUBDIVISION	TRACT C-7 48.812 ACRES
	CROSSPOINT DR. EXT. 0.264 ACRES
	RESIDUAL TRACT C 201.635 ACRES

BY THE RECORDING OF THIS PLAT, I HEREBY DEDICATE THE NEW RIGHT-OF-WAY OF CROSSPOINT DRIVE EXTENSION AND THE DRAINAGE EASEMENTS TO THE USE OF THE PUBLIC FOREVER.

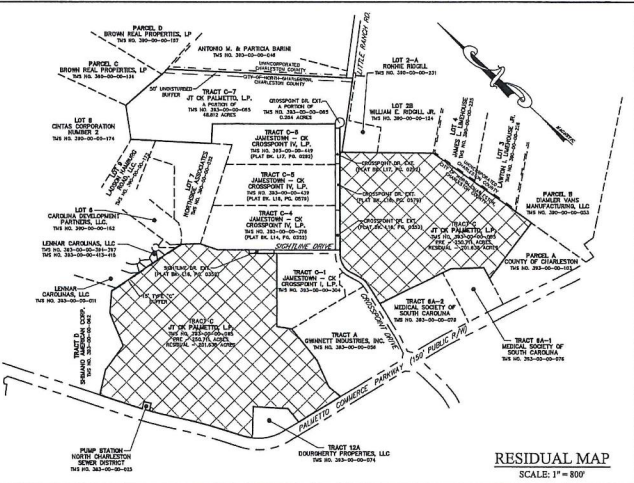
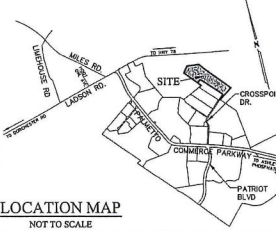
[Signature]
OWNER/REPRESENTATIVE

PLANNING & RMC USE ONLY

CONDITIONAL PLAT APPROVAL
NORTH CHARLESTON PLANNING COMMISSION
DATE: 12/11/2017
ATTEST: *[Signature]*
CHIEF ADMINISTRATOR

RECORDED

DATE: 1/11/2018 TIME: 10:58:51 AM
BOOK/PAGE: L18 / 0094
BY: HLA INC
OFFICE: 2910 EAST BAY DRIVE, SUITE 200, CHARLESTON, SC 29405



PLAT SHOWING THE SUBDIVISION OF TRACT C, TMS NO. 393-00-00-065 (250.711 AC.) TO CREATE TRACT C-7 (48.812 AC.) AND RESIDUAL TRACT C (201.635 AC.) PROPERTY OF JT CK PALMETTO, L.P. LOCATED IN THE CITY OF NORTH CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA DATE: JANUARY 22, 2018 SCALE: 1" = 100'

HLA SURVEYING CIVIL ENGINEERING LAND PLANNING LANDSCAPE ARCHITECTURE THE SITE EXPERTS 29 Eastbank Drive, A2, Charleston SC 29401-6988 tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

PLANNING & RMC USE ONLY

RICHARD D. LACEY S.C.P.L.S. 16120

Exhibit "A"

Crosspoint II Tract

All that certain real property located in the County of Charleston, State of South Carolina, described as follows:

All that certain piece, parcel or lot of land laying on the southwesterly side of Sightline Drive being more fully shown on a drawing entitled "Exhibit showing a 29' Permanent Ingress/Egress Easement and a Varying Width Temporary Ingress/Egress Parking Easement and Tract C-2, Property of JT CK Palmetto, L.P." dated March 18, 2014 and having the following metes and bounds to wit:

Beginning at a point on the southwesterly right-of-way of Sightline Drive (50' right-of-way), said point being 746.21' northwest of the intersection of said right-of-way and the westerly right-of-way of Crosspoint Drive (60' right-of-way) and being the point of beginning, thence turning and leaving the southwesterly right-of-way of Sightline Drive and running across the lands of JT CK Palmetto, L.P. S 47° 42' 38" E, a distance of 980.86' to a point; continue N 32° 54' 55" W, a distance of 421.49' to a point; continue N 23° 52' 14" W, a distance of 679.96' to a point; continue S 80° 58' 47" E, a distance of 130.25' to a point; continue N 30° 09' 56" E, a distance of 314.44' to a point; continue N 23° 45' 51" E, a distance of 325.97' to a point; continue N 17° 24' 03" E, a distance of 165.93' to a point; continue S 43° 25' 03" E, a distance of 260.75' to a point; continue S 23° 10' 50" E, a distance of 271.16' to a point; continue counterclockwise along a curve having a radius of 50.00', an arc length of 137.26' and a chord bearing S 11° 49' 11" E a chord distance of 98.04' to a point; continue clockwise along a curve having a radius of 25.00', an arc length of 21.02' and a chord bearing S 66° 22' 36" E a chord distance of 20.41' to a point; continue S 42° 17' 22" E a distance of 613.11' to a point, said point being on the southwesterly right-of-way of Sightline Drive; continue along the southwesterly right-of-way of Sightline Drive S 42° 17' 22" E a distance of 37.00' to a point, said point being the Point of Beginning, containing 22.074 acres more or less.

LEGEND

- BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
- BOUNDARY LINE & CONCRETE MONUMENT FOUND
- BOUNDARY LINE & CORNER SET (5/8" REBAR)
- BOUNDARY LINE & CALCULATED POINT
- - - ADJACENT BOUNDARY LINE
- - - EASEMENT LINE (AS DESCRIBED)
- - - CENTERLINE
- - - OVERHEAD POWER LINE
- PP 1/2" POWER POLE
- UP 1/2" UTILITY POLE
- CONCRETE SIDEWALK

NOTES

1. A PORTION OF TMS NO. 393-00-00-065.
2. AREAS DETERMINED BY COORDINATE METHOD
3. TRACT C-2 AS SHOWN IS LOCATED IN FLOOD ZONE X PER FEMA MAP NUMBER 45018C0280L, COMMUNITY PANEL 450042 0280 J EFFECTIVE DATE NOVEMBER 17, 2004, REVISED SEPTEMBER 3, 2009. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
4. PROPERTIES SHOWN IN TRACT C ARE ZONED PDD (CROSSPOINT), LADSON ROAD OVERLAY DISTRICT, AND M-1.
5. SUBDIVISION VARIANCE FROM CHAPTER 18, SECTION 18-52, PARAGRAPH (A) RELATING TO THE INSTALLATION OF SIDEWALKS ALONG ONE SIDE OF SIGHTLINE DRIVE NEAR THE WETLANDS GRANTED 9 FEBRUARY 2015.

REFERENCES

1. PLAT BY HLA INC DATED DECEMBER 17, 2001, RECORDED IN PLAT BOOK EF, PAGE 279, CHARLESTON CO. ROD.
2. PLAT BY CARTER AND BURGESS DATED DECEMBER 20, 2001, RECORDED IN PLAT BOOK EF, PAGE 633, CHARLESTON CO. ROD.
3. PLAT BY HLA INC DATED OCTOBER 22, 2002, RECORDED IN PLAT BOOK EF, PAGE 993, CHARLESTON CO. ROD.
4. PLAT BY HLA INC DATED MARCH 8, 2005, RECORDED IN PLAT BOOK EJ, PAGE 083, CHARLESTON CO. ROD.
5. PLAT BY THOMAS AND HUTTON ENGINEERING CO. DATED JUNE 6, 2005, RECORDED IN PLAT BOOK EJ, PAGE 132, CHARLESTON COUNTY ROD.
6. PLAT BY HLA INC DATED NOVEMBER 2, 2005, RECORDED IN PLAT BOOK EJ, PAGE 434 & 435, CHARLESTON CO. ROD.
7. DRAWING BY SCE&G DATED NOVEMBER 7, 2005, DRAWING NO. D-72365, SHEET 4 OF 5.
8. PLAT BY HLA INC DATED DECEMBER 19, 2005, RECORDED IN PLAT BOOK EJ, PAGE 452, CHARLESTON CO. ROD.
9. PLAT BY HLA INC DATED JANUARY 6, 2006, RECORDED IN PLAT BOOK EJ, PAGE 495, CHARLESTON CO. ROD.
10. PLAT BY HLA INC DATED MARCH 21, 2006, RECORDED IN PLAT BOOK EJ, PAGE 649, CHARLESTON CO. ROD.
11. PLAT BY HLA INC DATED APRIL 7, 2006, RECORDED IN PLAT BOOK EJ, PAGE 744, CHARLESTON CO. ROD.
12. PLAT BY HLA INC DATED MAY 8, 2006, RECORDED IN PLAT BOOK EJ, PAGE 788, CHARLESTON CO. ROD.

REFERENCES

13. PLAT BY HLA INC DATED JULY 7, 2006, RECORDED IN PLAT BOOK EK, PAGE 017 & 018, CHARLESTON CO. ROD.
14. PLAT BY TRICO ENGINEERING CONSULTANTS, INC. DATED JULY 11, 2006, RECORDED IN PLAT BOOK EK, PAGE 088, CHARLESTON COUNTY ROD.
15. PLAT BY HLA INC DATED MAY 28, 2010, RECORDED IN PLAT BOOK L10, PAGE 0257 & 0258, CHARLESTON CO. ROD.
16. PLAT BY HLA INC DATED JULY 31, 2012, RECORDED IN PLAT BOOK L12, PAGE 0327 & 0328, CHARLESTON CO. ROD.
17. PLAT BY HLA INC DATED NOVEMBER 8, 2012, RECORDED IN PLAT BOOK L13, PAGE 0057, CHARLESTON CO. ROD.
18. PLAT BY HLA INC DATED JANUARY 13, 2013, RECORDED IN PLAT BOOK L14, PAGE 0016, CHARLESTON CO. ROD.
19. PLAT BY HLA INC DATED AUGUST 8, 2014, RECORDED IN PLAT BOOK L14, PAGE 0352, CHARLESTON CO. ROD.
20. PLAT BY HLA INC DATED MARCH 14, 2016, RECORDED IN PLAT BOOK L16, PAGE 0352, CHARLESTON CO. ROD.
21. DEED RECORDED MARCH 28, 2014 BOOK 0396, PAGE 107, CHARLESTON COUNTY ROD.
22. PLAT BY HLA INC DATED JANUARY 22, 2018, RECORDED IN PLAT BOOK L18, PAGE 0446, CHARLESTON CO. ROD.

PLANNING & ROD USE ONLY

APPROVED PLAT
Exempt from Section 16-22 (a) and
16-23 (a) of Subdivision Regulations
Date: 7 October 2020
Attest: Davidson M. Hester
PLANNING DIRECTOR
CITY OF NORTH CHARLESTON

RECORDED
Book Page: L23 1065
Map Page: L23 1065
DATE: 10/07/2020
MICHAEL MILLER, REGISTRAR
MICHAEL MILLER ENGINEERING, CHARLESTON COUNTY, SC

DATE: 10/07/2020
RECORDING OFFICE
15 LENOXCHURCH DRIVE, SUITE 200
CHARLESTON, SC 29407
LOCATION: SIGHTLINE DRIVE

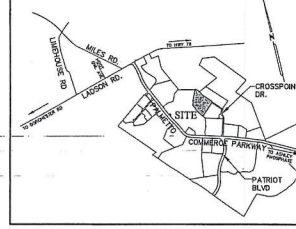
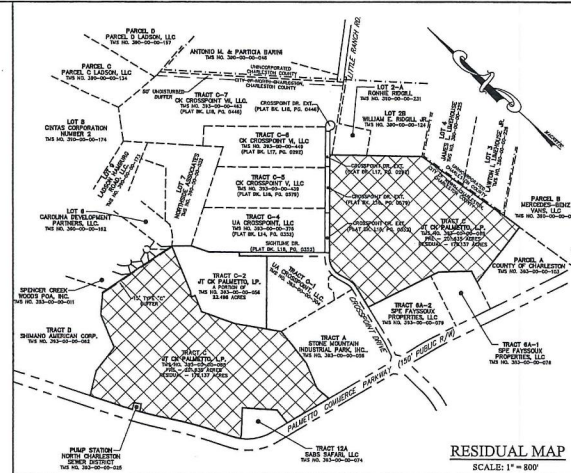
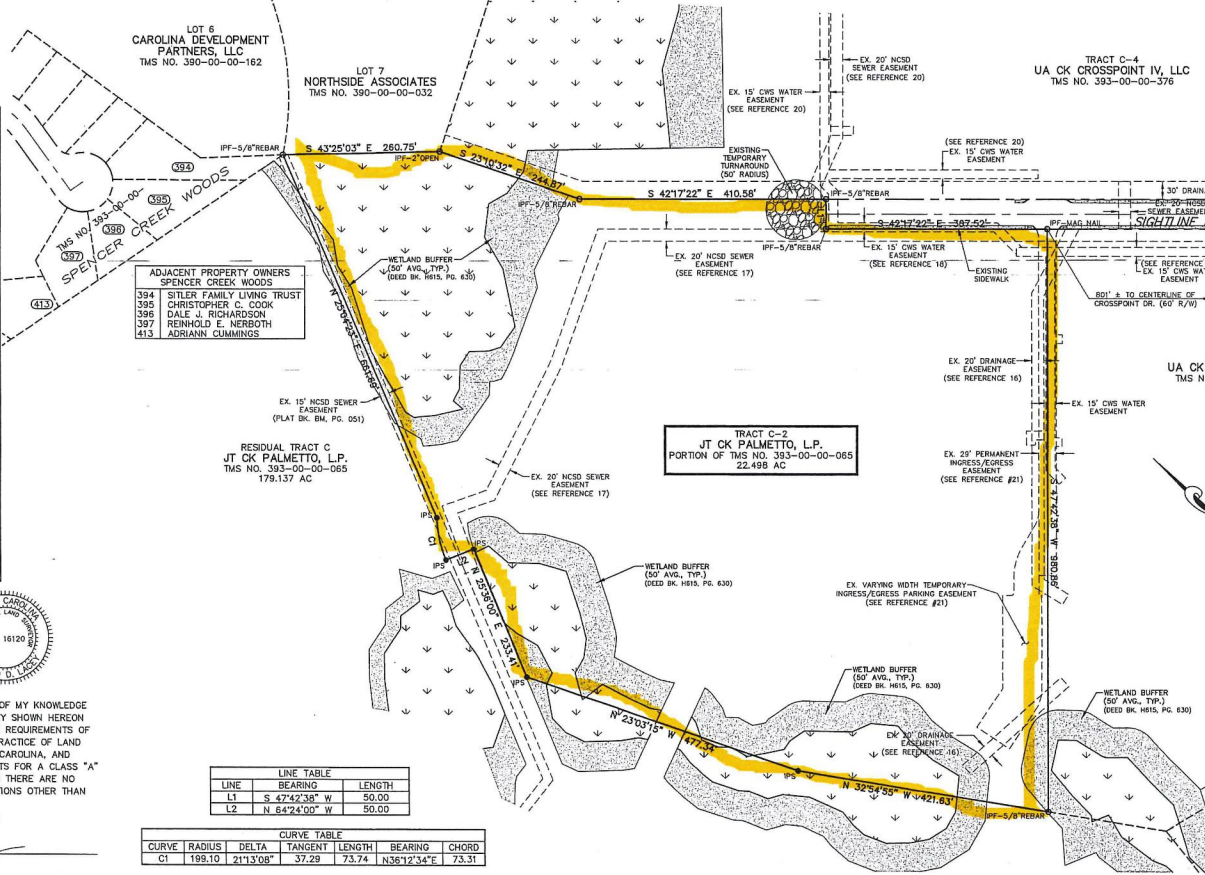


I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

Richard D. Lacey
RICHARD D. LACEY S.C.P.L.S. 16120

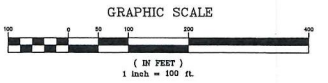
LINE TABLE						
LINE	BEARING	LENGTH				
L1	S 47°42'38" W	50.00				
L2	N 64°24'00" W	50.00				

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	BEARING	CHORD
C1	189.10	211°3'08"	37.29	73.74	N38°12'54"E	73.31



DEVELOPMENT SUMMARY

PRE-SUBDIVISION TRACT C (TMS NO. 393-00-00-065)	201.635 ACRES
POST SUBDIVISION TRACT C-2	22.498 ACRES
RESIDUAL TRACT C	179.137 ACRES



PLAT SHOWING
THE SUBDIVISION OF
TRACT C, TMS NO. 393-00-00-065 (201.635 AC.)
TO CREATE
TRACT C-2 (22.498 AC.), AND
RESIDUAL TRACT C (179.137 AC.)
PROPERTY OF
JT CK PALMETTO, L.P.
THE CITY OF NORTH CHARLESTON
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: OCTOBER 30, 2020 SCALE: 1" = 100'

HLA SURVEYING CIVIL ENGINEERING
THE SITE EXPERTS LAND PLANNING LANDSCAPE ARCHITECTURE
LOCATED BY
29 Leinbach Drive, A2, Charleston SC 29407-6988
tel: 843.763.1166 fax: 843.763.1909 web: www.hlainc.com

Recording Requested By and
When Recorded Mail to:
Weeks & Irvine, LLC
8086-B Rivers Avenue
North Charleston, SC 29406



PGS:
5

TITLE NOT EXAMINED BY WEEKS & IRVINE, LLC

STATE OF SOUTH CAROLINA)

)

QUIT CLAIM DEED

)

COUNTY OF CHARLESTON)

WHEREAS, Grantor desire to quit claim all interest Grantor have in the below described property to **KENNEDY RICHTER CONSTRUCTION LLC**.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS, that **KENNEDY RICHTER CONSTRUCTION LLC** ("Grantor"), for and in consideration of the sum of **FIVE AND NO/100 (\$5.00) DOLLARS**, and no other monetary consideration, and the quit claiming of any interest in the property described below to Grantee, in hand paid at and before the sealing and delivery of these presents, by **RICH STREET I, LLC** ("Grantee"), the receipt whereof is hereby acknowledged, have remised, released and forever quit claimed, and by these presents do remise, release and forever quit claim unto the said Grantee the following described property:

All that certain lot, piece or parcel of land, together with any and all improvements thereon, situate, lying and being in Charleston County, State of South Carolina, shown on a plat by J. O'Hear Sanders, Jr. dated August 6, 1952, entitled, "Portion of Lot 10, Goodrich Acres, with Corners Lettered A,B,C,D, and A, About to be conveyed to John D. Wilcox by Annie Dell Wright", and recorded in the RMC Office for Charleston County in Book P-55, at Page 487. Said lot butting and bounding and measuring and containing on the North on part of Lot 10, on said plat, one hundred thirty-five and four-tenths (135.4) feet; on the East on Lot 9, of said plat, three hundred one (301) feet; on the South on a part of Lot 10, on said plat, ninety-three and five-tenths (93.5) feet; on the West on Southern Railway on said plat, three hundred three (303) feet; less a strip of land twenty-five (25') feet in width, extending along the Eastern line of the above described property, which is reserved to the public as a right-of-way. AND a right-of-way twenty-five (25') feet in width extending along the Eastern line of part of Lot 10, which borders on Goodrich Road, on said plat, said twenty-five (25') foot strip extending from Goodrich Road to line AB on said plat.

TMS#: 470-01-00-002

ALSO:

All that lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, shown as Lot No. 9, Goodrich Acres on a map survey July 23, 1943, by W.L. Gaillard, Surveyor: **BUTTING** and **BOUNDING** to the North on a public road and Measuring thereon One Hundred and Thirty-Five (135) feet more or less, to the East on Lot No. 8 and Measuring thereon Five Hundred and Thirty-One (531) feet more or less, to the South on Lot No. 3 and Measuring thereon One Hundred and Thirty-Five (135) feet more or less and to the West on Lot No. 10 and measuring thereon Five Hundred Twenty-Six (526) feet more or less, reference to which is hereby made, the

Weeks & Irvine, LLC

17-9468BL

Weeks & Irvine, LLC
8086 Rivers Ave. 2nd Floor
North Charleston, SC 29406

same being made part of this description and the same being recorded in Plat Book F, at Page 181, in the RMC Office for Charleston County, SC.

ALSO conveying with this parcel is one (1) 1970 VALI 60GV MBH bearing VIN#: 60GV637112. Said home is taxed separate from the land with Charleston County under Decal#: MH00050884.

ALSO conveying with this parcel is one (1) 1965 CHAM 0450 MBH bearing VIN#: 0450501624. Said home is taxed separate from the land with Charleston County under Decal#: MH00050883.

ALSO conveying with this parcel is one (1) 1967 STAR FGMC MBH bearing VIN#: FGMCMXF06482. Said home is taxed separate from the land with Charleston County under Decal#: MH00055190

ALSO conveying with this parcel is one (1) 1964 VAND 4G4V MBH bearing VIN#: 4G4V55100D2N2076. Said home is taxed separate from the land with Charleston County under Decal #: MH00050882.

TMS#: 470-01-00-005

ALSO:

ALL that certain lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, Goodrich Acres Subdivision, and being a portion of Lot 10, as shown on a plat of said lot dated September 12, 1947 and recorded in Book B-48, at Page 569 in the RMC Office for Charleston County.

The portion hereby conveyed being the southernmost 75 feet of said lot and buttings and bounding, measuring and containing on the East on Lot 9 on said plat, 75 feet; on the South Lot 3 on said plat, 82 feet; on the West on Southern Railroad right-of-way on said plat, 75 feet; and on the North on the remaining portion of said Lot No. 10.

TMS#: 470-01-00-001

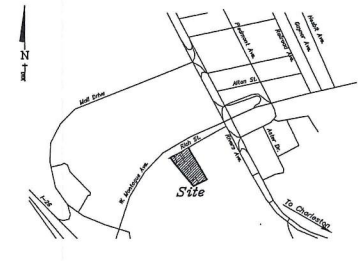
ALSO:

All that lot, piece, parcel or lot of land, together with any and all improvements thereon, situate, lying and being in the County of Charleston, State of South Carolina, being the Northern portion of Lot No. 10, Goodrich Acres, the said Lot No. 10 is shown on a Plat of Goodrich Acres made July 23, 1943, by W.L. Gaillard, Surveyor, and recorded in the RMC Office for Charleston County in Plat Book F, Page 181, and also shown on a plat of Lot No. 10 made by W.L. Gaillard, Surveyor, dated September 12, 1947, and recorded in the RMC Office for Charleston County in Book B-48, at Page 569.

TMS#: 470-01-00-004

ALL said parcels being the same property conveyed to Kennedy Richter Construction LLC by deed of Riverplace Holdings, LLC dated December 15, 2017 and recorded on January 19, 2018 in the ROD Office for Charleston County, SC, in Book 0693 at Page 066 and re-recorded on April 26, 2019 in Book 0792 at Page 184.

SUBJECT to any and all restrictions, covenants, conditions, easements, rights of way and all other matters affecting subject property of record in the Office of the RMC for Charleston County, South Carolina.



NOTES:

- 1.) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
- 2.) AREA DETERMINED BY COORDINATE METHOD.
- 3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
- 4.) THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATERS OF THE UNITED STATES ON THIS PROPERTY/THOSE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
- 5.) TREE SPECIES SHOWN HEREON ARE OUR OPINION ONLY AND HAVE NOT BEEN VERIFIED BY A CERTIFIED ARBORIST. PRIOR TO ANY DEVELOPMENT OR TREE REMOVAL, TREE SPECIES SHALL BE VERIFIED.
- 6.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY, AND IS NOT THE RESULT OF A TITLE SEARCH.
- 7.) THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AS PER FEMA MAP COMMUNITY-PANEL No. 45019 C 0295 J, DATED NOV. 17, 2004. IT IS THE OWNER'S/BUILDER'S RESPONSIBILITY TO VERIFY THIS FLOOD ZONE WITH LOCAL AUTHORITIES PRIOR TO BUILDING.
- 8.) DECLARATION IS MADE TO THOSE PERSONS FOR WHICH THIS PLAT WAS PREPARED, IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS. THIS DRAWING/PLAT IS AN INSTRUMENT OF SERVICE AND IS THE SOLE PROPERTY OF GEORGE A.Z. JOHNSON, JR., INC. IT SHALL NOT BE REPRODUCED OR USED IN ANY WAY, WHATSOEVER, WITHOUT THE WRITTEN PERMISSION OF F. STEVEN JOHNSON, JR., P.E. & PLS, SC REG. NO. 25478. COPYRIGHT © 2018, F. Steven Johnson, Jr.
- 9.) USE OF UNSEALED COPIES OF THIS DOCUMENT IN ANY COURT, FINANCIAL OR LAND TRANSACTION, OR FILING WITH ANY PUBLIC AGENCY OR OFFICE IS UNAUTHORIZED USE AND IS A VIOLATION OF FEDERAL COPYRIGHT LAWS.
- 10.) "SURVEY INSPECTIONS" OR "UPDATES" OF THIS MAP ARE PROHIBITED.
- 11.) THESE CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

General Property Survey
 F. Steven Johnson, Jr., a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown herein that this survey shown herein was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

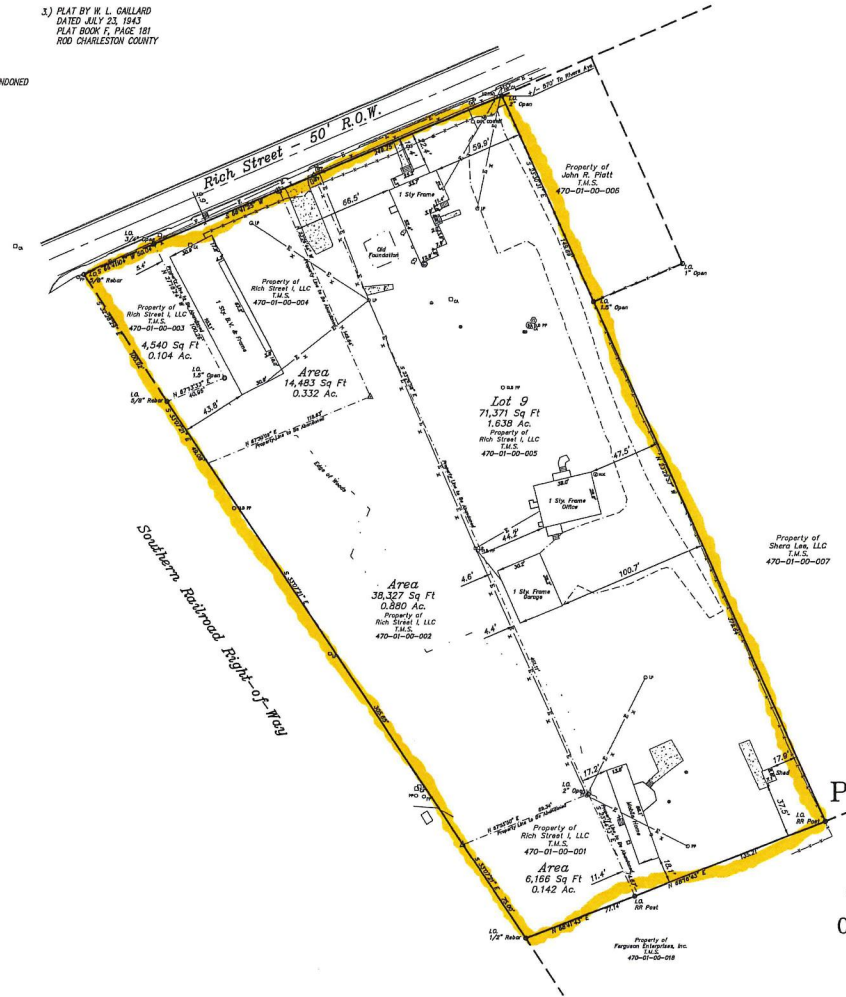
George A.Z. Johnson, Jr., Inc.
 Land Surveyors
 License No. 000211

F. Steven Johnson, Jr., P.E. & PLS S.C. No. 25478
 This plat is a valid, true copy unless bearing the raised, embossed seal of the surveyor.

JOB# 24659 F.B.# 962 DRAWN BY: fjd

- LEGEND:**
- I.D. IRON PIN OLD
 - I.D. IRON PIN NEW (5/8 REBAR)
 - CONCRETE MONUMENT FOUND
 - △ C.P. CALCULATED POINT
 - ⊕ POWER POLE
 - ⊙ LIGHT POLE
 - PROPERTY LINE
 - - - ADJOINER LINE
 - X-X- FENCE LINE
 - - - OVERHEAD UTILITY LINE
 - - - EASEMENT LINE
 - - - PROPERTY LINE TO BE ABANDONED
 - ⊙ SAT. DISH
 - ⊕ GAS METER
 - ⊕ CLEANOUT
 - ⊕ COMM. SIGN
 - ⊕ GAS MARKER
 - ⊕ DRAINAGE INLET

- REFERENCES:**
- 1.) T.M.S. 470-01-00-001, 002, 003, 004, 005
 - 2.) PLAT BY COBERT BOYD NELSON DATED DEC. 16, 1999
 - 3.) PLAT BY W. L. GALLARD DATED JULY 23, 1943 PLAT BOOK F, PAGE 181 RFD CHARLESTON COUNTY



For Official Use Only

APPROVED PLAT
 Exempt from Section 18-22 (a) and 18-23 (a) of Subdivision Regulations.

DATE: 31 May 2019
 Attest: *Deborah A. Z. Johnson, Jr.*
 PLANNING DIRECTOR
 CITY OF NORTH CHARLESTON

RECORDED
 DATE: 6/6/2019 TIME: 3:29:48 PM
 Book Page: L19 0234 DocType: Large Plat
 Michael Miller, Register, Charleston County, SC

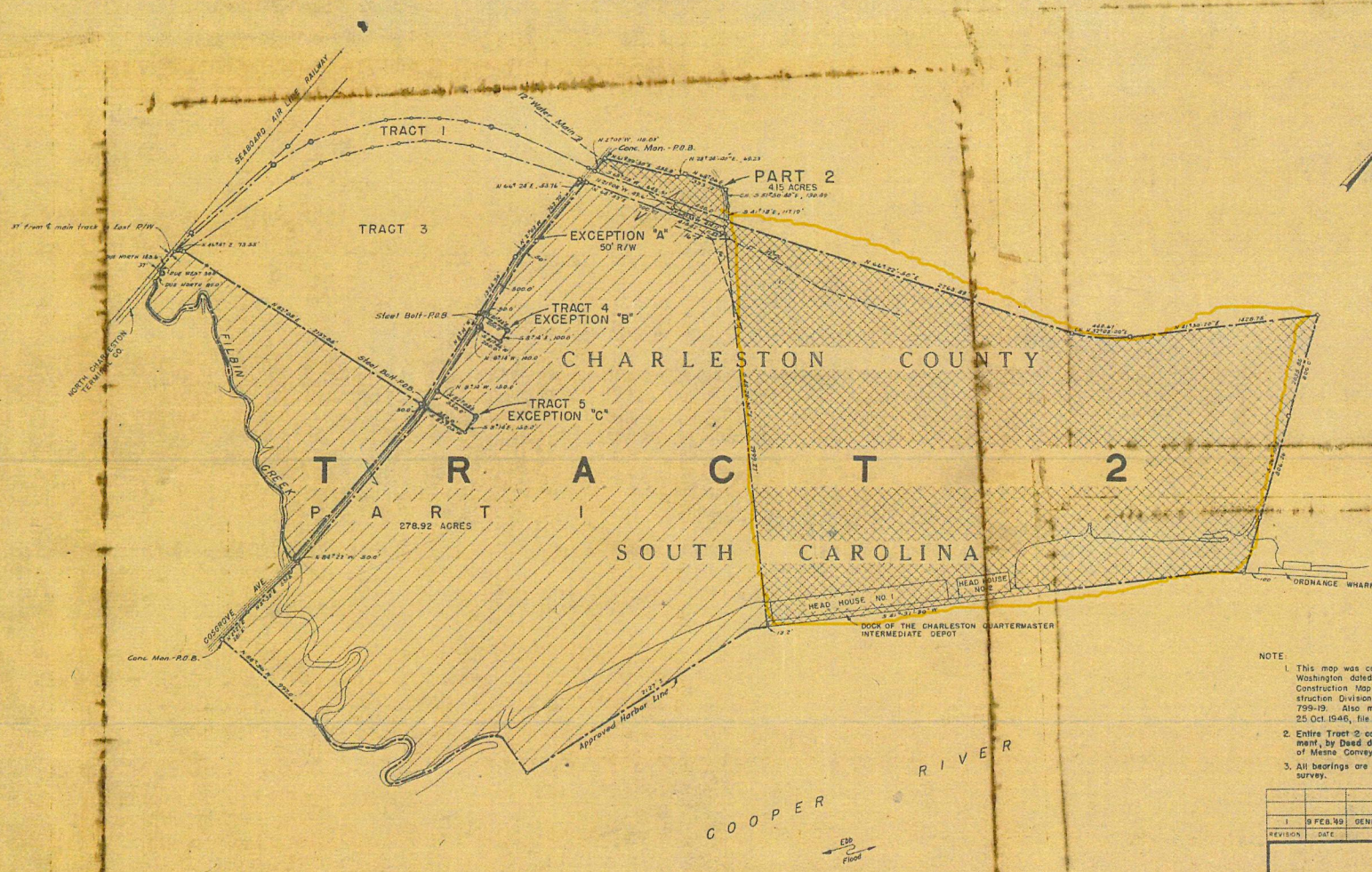
Record Fee: \$10.00
 Stamp Fee: \$1.00
 TOTAL: \$11.00
 Drawn: []
 Date: []
 Location: RICH ST

PROPERTY LINE ABANDONMENT PLAT
 COMBINATION OF
 PART OF LOT 9 & LOT 10,
 GOODRICH ACRES
 T.M.S. No. 470-01-00-001 (0.142 ACRES),
 002 (0.880 ACRES), 003 (0.104 ACRES), 004
 (0.332 ACRES), 005 (1.638 ACRES)
 CREATING NEW LOT A
 A TOTAL OF 3.096 ACRES
 OWNED BY RICH STREET I, LLC
 LOCATED IN THE CITY OF NORTH CHARLESTON
 CHARLESTON COUNTY, SOUTH CAROLINA




GEORGE A.Z. JOHNSON, JR., INC.
 ENGINEERS · PLANNERS · LAND SURVEYORS

6171 SAVANNAH HIGHWAY
 RAVENEL, SOUTH CAROLINA 29470
 (843) 889.1492 Charleston No. 722.3892 sjohnson@gazj.net
 Fax No. (843) 889.1054

DATE: NOV. 20, 2018 SCALE: 1" = 40'



LEGEND

-  Portion of Tract 2 not recaptured. Recapture clause to be eliminated.
-  Portion of Tract 2 recaptured in 1941 and released in 1947.
-  Portion of Tract 2 recaptured in 1941 and released in 1947.

- NOTE**
1. This map was compiled from various Government maps (a) Quartermaster General, Washington dated 3 June 1936, file no. 5243-108 (b) Charleston Ordnance Depot, Construction Map dated 1940, revised to 1941, drawing no. 65, file no. A-5. (c) Construction Division, Real Estate, O.C.E. dated 10 August 1945, revised to 1947, file no. 799-19. Also map made by West Va. Pulp and Paper Co., Charleston, S.C. dated 25 Oct. 1946, file no. S-1768 and survey (H.J. Williams) dated Dec. 1948, deg. no. S-2367.A
 2. Entire Tract 2 conveyed to City of Charleston, subject to recapture by U.S. Government, by Deed dated June 15, 1936 and recorded in the Office of the Registrar of Mesne Conveyance for Charleston County, South Carolina in Book K30, page 622.
 3. All bearings are magnetic and based on data taken in June 1936 from original survey.

REVISION	DATE	DESCRIPTION	C.C.
1	8 FEB 49	GENERAL REVISIONS, REQUESTED BY O.C.E. 4 FEB 1949	C.C.
CORPS OF ENGINEERS, U.S. ARMY OFFICE OF THE DISTRICT ENGINEER SAVANNAH, GEORGIA			
DRAWN BY: C.C.		TRACT NO. 2	
TRADED BY: C.C.		PORTION OF CHARLESTON ORDNANCE DEPOT NORTH CHARLESTON SOUTH CAROLINA	
CHECKED BY: G.W.G.		DATE: 2 FEB. 1949	
SUBMITTED BY:		APPROVED: <i>[Signature]</i>	
APPROVED: <i>[Signature]</i>		SCALE: 1" = 400'	
DATE: 2 FEB. 1949		SHEET 1 OF 1 SHEETS	

Register Mesne Conveyance Office
 Charleston, S.C. 29201
 Recorded by filing in Plat Book 4, Page 98
 at 3:50 o'clock, Feb. 23, 1950.
 This tracing furnished by and original (and whole
 print) delivered to Waring in Beaufort, N.C.
 Attached dect is recorded in Book R-51, Page 369.
 Julius P. Cresswell, R.M.C.
 P.O. Box 1, S.M.

COOPER RIVER

EXHIBIT A

Property Description

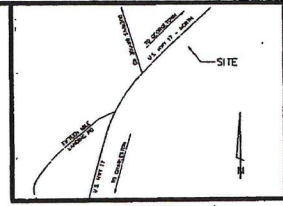
ALL that certain piece, parcel, or lot of land, together with the buildings and improvements thereon, situate, lying and being in the Town of Awendaw, County of Charleston, State of South Carolina, being shown and designated as Lot 2, Hunley Sullivans Industrial Park, as shown on a plat prepared by J. Luckey Sandres, RLS, dated November 24, 2002, entitled "SUBDIVISION PLAT OF LOT C OF PART SIXTEEN MIL HOUSE TRACT SURVEYED FOR HUNLEY SULLIVANS INDUSTRIAL PARK, TOWN OF AWENDAW, CHARLESTON COUNTY, SOUTH CAROLINA," and recorded in the RMC Office for Charleston County in Plat Book DD, at Page 492; said lot having such actual size, shape, dimensions, buttings and boundings as will by reference to said plat more fully appear.

BEING the same property conveyed to the Grantor by deed of Hunley Sullivans, Inc. dated January 23, 2003 and recorded February 7, 2003 in the RMC Office for Charleston County in Book E434, at Page 774.

I HEREBY CERTIFY THAT THE MEASUREMENTS AS SHOWN ARE CORRECT AND THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF AND IN MY PROFESSIONAL OPINION THE SURVEY IS ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARD MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA AND MEETS THE REQUIREMENTS FOR A CLASS A SURVEY AS SET FORTH THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN

U.S. HIGHWAY 17 NORTH (R/W VARIES)



- NOTES
- 1 ADDRESS: U.S. HWY 17 N
 - 2 THIS PROPERTY IS LOCATED IN FLOOD ZONE A AND FLOOD ZONE C, AS PER FEMA MAP 455413 0140 F DATED 4-17-87 & FEMA MAP 455413 0185 G DATED 11-4-92
 - 3 IFS INDICATES 50' REBAR SET
 - 4 FLOOD ZONES SCALED FROM REFERENCED MAP
 - 5 WETLANDS AS PER REFERENCED MAP, REVISED 10-25-01 TO ADD ADDITIONAL WETLANDS
 - 6 1.41 WETLAND LINE AND WETLAND BUFFER LINES SCALED FROM REFERENCED MAP
 - 7 REVISED 10-25-01 TO ADD ADDITIONAL WETLANDS
 - 8 ALL WETLANDS AREAS RETAIN A 50' +/- BUFFER AREA AS PER O.C.R.M.
 - 9 50' REBAR SET AT POINTS ON CUL-DE-SAC (50' RADIUS)
 - 10 1.41 ACRE WETLAND AREA, 0.74 ACRE WETLAND AREA AND 0.94 ACRE WETLAND AREA A PORTION OF LOT 3
 - 11 REFERENCED MAP RECORDED IN CHARLESTON COUNTY IN PLAT BOOK 381 @ PAGE 285
 - 12 WETLANDS BUFFERS TO BE APPROVED BY O.C.R.M PRIOR TO ANY CONSTRUCTION
 - 13 50' PRIVATE ROAD (1.21 ACRES) TO BE OWNED AND MAINTAINED BY HUNLEY SULLIVANS INDUSTRIAL PARK

CURVE TABLE

Id	Radius	Arc Length	Chord	Ch. Bear
C1	2670.89	140.03	140.01	N 89°16'49" E
C2	142.02	49.89	47.52	N 33°13'35" W
C3	696.02	155.79	156.43	N 40°51'43" W
C4	14.40	12.18	11.82	S 21°26'56" E
C5	50.00	91.31	79.14	S 49°32'08" E
C6	14.40	12.18	11.82	S 77°30'43" E
C7	50.00	91.31	79.14	S 48°32'08" E
C8	14.40	12.18	11.82	S 21°26'56" E
C9	14.40	12.18	11.82	S 21°26'56" E
C10	14.40	12.18	11.82	S 21°26'56" E
C11	50.00	91.31	79.14	S 48°32'08" E
C12	14.40	12.18	11.82	S 21°26'56" E
C13	745.02	189.38	188.02	S 40°51'43" E
C14	2476.79	157.12	157.09	S 39°46'29" E
C15	182.02	70.72	70.32	S 54°01'14" E
C16	2526.79	264.89	264.77	S 38°39'19" W
C17	2476.79	98.16	98.16	S 36°48'08" E

BOUNDARY LINE TABLE

Id	Bearing	Distance
L7	N 51°29'42" W	65.72

0.74 ACRE WETLAND AREA

Id	Bearing	Distance
L27	N 13°11'09" E	22.01
L28	N 17°37'51" E	14.68
L29	N 20°57'52" E	21.25
L30	N 11°55'56" E	36.67
L31	N 23°43'08" E	26.99
L32	N 27°43'09" E	38.93
L33	N 15°47'03" E	24.65
L34	N 22°38'59" E	34.29
L35	S 30°04'11" W	16.62
L36	S 30°18'47" W	20.32
L37	S 40°17'03" W	13.62
L38	S 37°09'51" W	23.26
L39	S 13°56'12" W	21.09
L40	S 03°40'08" W	25.23
L41	S 75°46'25" E	18.97
L42	S 78°46'22" E	24.23
L43	S 23°03'15" E	22.29
L44	S 13°09'14" E	22.23
L45	S 01°11'02" E	26.84
L46	S 40°23'04" W	13.46
L47	S 38°24'44" W	19.35
L48	S 63°30'09" W	15.64
L49	S 45°45'18" W	14.31
L50	S 30°26'02" W	21.77

0.64 ACRE WETLAND AREA

Id	Bearing	Distance
L51	S 33°13'50" W	17.23
L52	S 45°46'02" W	36.69
L53	S 03°34'34" W	22.71
L54	N 41°46'55" W	26.45
L55	S 21°50'08" W	23.50
L56	S 04°46'30" E	15.64
L57	S 30°37'43" W	36.11
L58	S 30°04'11" W	51.91
L59	N 28°58'49" E	25.87
L60	S 22°22'51" E	20.94
L61	S 01°37'41" E	24.32
L62	S 86°22'52" E	15.78
L63	N 13°46'37" E	15.49
L64	N 47°17'05" E	23.92
L65	S 35°11'23" W	10.18
L66	N 13°25'27" E	19.34
L67	N 06°05'16" W	16.70
L68	N 22°14'52" E	36.97

1.41 ACRE WETLAND

Id	Bearing	Distance
L73	S 55°09'20" W	17.43
L74	S 80°34'40" W	26.17
L75	S 27°26'51" W	22.36
L76	S 57°06'24" W	18.70
L77	S 37°41'14" W	21.21
L78	S 51°50'52" W	25.02
L79	S 72°45'21" W	38.08
L80	S 45°45'45" W	30.07
L81	S 35°31'16" W	37.11
L82	S 63°33'36" W	41.23
L83	S 39°11'01" W	42.86
L84	N 40°28'24" W	10.00

PLANNING AND RMC OFFICE ONLY

APPROVED PLAT

REG 429PG457

Charleston, South Carolina
 Office of Register Means Conveyance
 111 Market Street, Suite 200
 Charleston, SC 29401
 Phone: (843) 739-4832 and tracing cloth
 Fax: (843) 739-4833
 TOWN OF AWENDAW PLANNING COMMISSION: Multi-Parcel Plat, Drawing No. 45, copy filed in File 2, Drawer 4, Folder 83, Drawing No. 45, Original plat (a White Print) delivered to J.D. Timmons Heirs & Assigns, L.L.C.

PLANNING DIRECTOR

DATE 1/26/02

APR # 0211-27

Register Means Conveyance



J. D. TIMMONS HEIRS & ASSIGNS
 T. M. S. # 629-00-00-073

CHARLESTON TELEVISION, INC.
 T. M. S. # 629-00-00-195

SUBDIVISION PLAT
 OF LOT C OF PART OF SIXTEEN MILE HOUSE TRACT
 SURVEYED FOR
HUNLEY SULLIVANS INDUSTRIAL PARK
 TOWN OF AWENDAW, CHARLESTON COUNTY, SOUTH CAROLINA

SCALE 1" = 100'

NOVEMBER 24, 2002

J. LUCKY SANDERS, R.L.S.
 210 CLELAND STREET
 P.O. BOX 671
 GEORGETOWN, S.C. 29440
 (843)-527-2300

REFERENCE MAPS:
 PLAT SHOWING THE SUBDIVISION OF A 118.96 ACRE TRACT AND A 10.22 ACRE TRACT INTO LOT A, B, & C PART OF SIXTEEN MILE HOUSE TRACT IN AWENDAW SOUTH CAROLINA, SURVEYED BY ARC SURVEYING COMPANY, INC., DATED AUGUST 28, 2001

EXHIBIT A

LEGAL DESCRIPTION

All of that certain piece, parcel or lot of land situate, lying and being in the Town of Mount Pleasant, County of Charleston, State of South Carolina containing 9.26 acres and being designated as Tract 2 on that certain survey prepared for ARP Mt. Pleasant, LLC by David L. Gray PLS 12839, GPA Professional Land Surveyors dated April 16, 2003, last revised May 27, 2003 and recorded in the Office of the RMC for Charleston County, South Carolina in Plat Book EG at page 388 on May 29, 2003, which Plat is incorporated herein by reference.

Being the same Property conveyed to Grantor by deed of DDR SOUTHEAST SHELMORE, L.L.C., a Delaware limited liability company, dated May 3, 2011, and recorded on May 9, 2011 in Deed Book 0186, Page 071, Official Records, Register of Deeds, Charleston County, South Carolina.

TMS 514-00-00-161.

FOR TOWN OF MOUNT PLEASANT AND CHARLESTON COUNTY ONLY:

RECORDED
 DATE: 2/17/21 TIME: 10:22:28 AM
 Book: L21 0049 DocType: Large Plat
 Michael Miller, Registrar, Charleston County, SC

PLAT APPROVED
 Town of Mount Pleasant, SC

BY: *[Signature]*
 TOWN ENGINEER

DATE: 2/17/21

RECORDING INFORMATION
 EXISTING PLAT NO. 14730
 PLAT NO. 14731
 PLAT NO. 14732
 PLAT NO. 14733
 PLAT NO. 14734
 PLAT NO. 14735
 PLAT NO. 14736
 PLAT NO. 14737
 PLAT NO. 14738
 PLAT NO. 14739
 PLAT NO. 14740
 PLAT NO. 14741
 PLAT NO. 14742
 PLAT NO. 14743
 PLAT NO. 14744
 PLAT NO. 14745
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 PLAT NO. 14760
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 PLAT NO. 14765
 PLAT NO. 14766
 PLAT NO. 14767
 PLAT NO. 14768
 PLAT NO. 14769
 PLAT NO. 14770
 PLAT NO. 14771
 PLAT NO. 14772
 PLAT NO. 14773
 PLAT NO. 14774
 PLAT NO. 14775
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 PLAT NO. 14789
 PLAT NO. 14790
 PLAT NO. 14791
 PLAT NO. 14792
 PLAT NO. 14793
 PLAT NO. 14794
 PLAT NO. 14795
 PLAT NO. 14796
 PLAT NO. 14797
 PLAT NO. 14798
 PLAT NO. 14799
 PLAT NO. 14800

ACREAGE CHART

DESIGNATION	TAX MAP NO.	SQUARE FEET	ACRES	OPEN SPACE (ACRES)
EXISTING PARCEL (TOTAL LAND AREA)	514-00-00-161	402,759	9.246	2.128
NEW LOT "A"	514-00-00-161	333,221	7.650	1.619
NEW LOT "B"	514-00-00-161	23,634	0.543	0.157
NEW LOT "C"	514-00-00-161	45,904	1.054	0.352

OWNER'S ACKNOWLEDGEMENT

STATE OF SOUTH CAROLINA
 COUNTY OF CHARLESTON

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THEREON, AND IN PRESENCE OF THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY.

CC MOUNT PLEASANT, LLC
 1111 METROPOLITAN AVE SUITE 700, CHARLOTTE, NC 28204

[Signature] DATE: 2/17/21

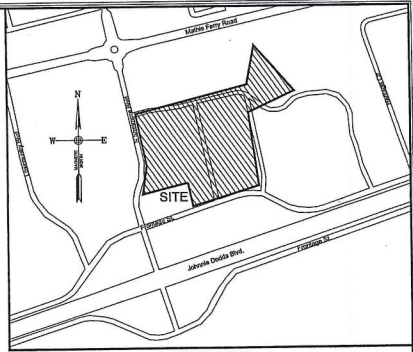
CERTIFICATE OWNER & COVENANTS AFFIDAVIT

THE UNDERSIGNED DESIGNEE HAS THE AUTHORITY TO REPRESENT THE OWNERS OF THIS PROPERTY FOR THE PURPOSES DESCRIBED HEREIN. I UNDERSTAND SOUTH CAROLINA STATE LAW SECTION 8-20-1145 AND BY CERTIFY COMPLIANCE THEREWITH BY MY SIGNATURE BELOW.

PRINT NAME: *[Signature]*
 SIGNATURE: *[Signature]*
 DATE OF SIGNATURE: 2/17/21

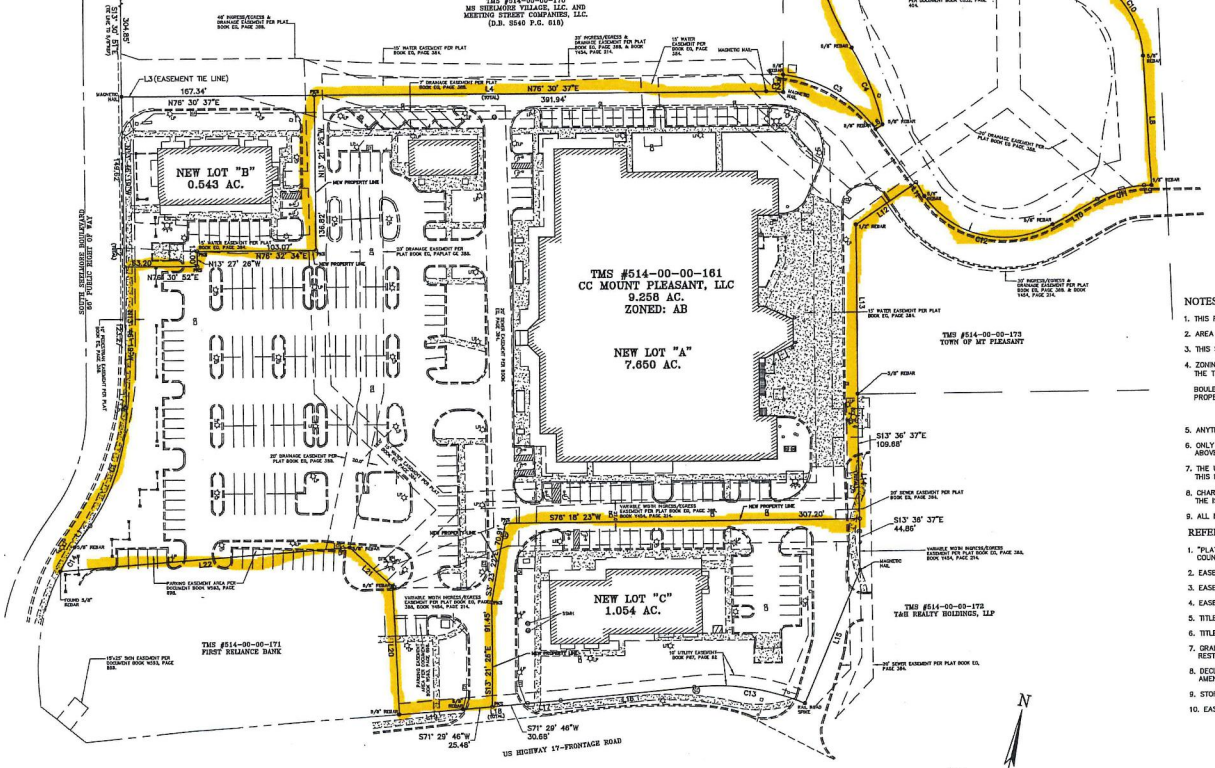
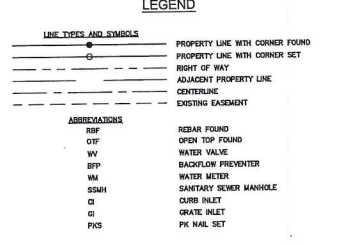
LINE TABLE

LINE NUMBER	BEARING	DISTANCE
L1	N22° 54' 00"E	23.31'
L2	N13° 40' 10"W	272.85'
L3	S70° 30' 37"W	5.98'
L4	N76° 30' 37"E	559.28'
L5	N13° 23' 01"W	16.52'
L6	N41° 48' 47"E	7.25'
L7	N78° 30' 58"E	88.82'
L8	S18° 14' 30"E	114.70'
L9	S74° 45' 38"W	6.34'
L10	S47° 20' 30"W	44.41'
L11	N42° 07' 17"W	13.82'
L12	S42° 00' 31"W	64.14'
L13	S13° 31' 48"E	147.87'
L14	S13° 38' 37"E	164.54'
L15	S9° 18' 30"W	127.11'
L16	S71° 13' 20"W	116.34'
L17	S72° 10' 54"W	28.48'
L18	S71° 28' 48"W	26.16'
L19	S72° 08' 53"W	26.44'
L20	N18° 02' 37"W	113.09'
L21	N60° 07' 18"W	50.77'
L22	S72° 08' 08"W	231.76'



CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.02	183.00	342° 46'	N34° 10' E	106.37'
C2	14.83	112.71	7° 32' 28"	N80° 46' 08" E	14.82'
C3	96.28	117.44	46° 58' 31"	S71° 55' 34" E	93.61'
C4	73.13	233.47	17° 58' 54"	N34° 22' 02" W	72.84'
C5	170.06	269.79	30° 08' 54"	N25° 56' 24" W	167.26'
C6	138.93	92.81	34° 01' 45"	S42° 23' 27" E	124.84'
C7	63.15	68.65	51° 05' 58"	S76° 32' 28" E	58.14'
C8	109.82	85.27	72° 03' 34"	S13° 22' 22" E	102.37'
C9	66.40	37.55	101° 10' 12"	S29° 43' 03" E	58.08'
C10	87.58	86.87	87° 32' 42"	S45° 43' 42" E	83.90'
C11	42.75	90.60	271° 25' 58"	S60° 57' 23" W	42.30'
C12	125.40	84.78	84° 44' 48"	S89° 34' 28" W	114.28'
C13	88.15	192.16	281° 18' 58"	S85° 32' 24" W	97.09'
C14	24.67	189.52	72° 7' 31"	N18° 58' 41" E	24.65'



NOTES:

- THIS PROPERTY IS LOCATED IN FLOOD ZONE X AND AS PER FEMA MAP NUMBER 45080301A, EFFECTIVE NOVEMBER 17, 2004.
- AREA WAS DETERMINED BY THE COORDINATE METHOD.
- THIS SURVEY IS BASED UPON THE LISTED REFERENCES ONLY AND DOES NOT CONSTITUTE A TITLE SEARCH.
- ZONING INFORMATION: THESE REQUIREMENTS ARE SUBJECT TO CHANGE & CONFIRMATION IS REQUIRED PRIOR TO DEVELOPMENT. THIS ZONING INFORMATION IS CURRENT AS OF THE TOWN APPROVAL DATE OF THE SKETCH PLAN/PRELIMINARY PLAT/FINAL PLAT.
- BOULEVARD OVERLAY DISTRICT PROPERTY ZONED: AB SETBACKS: FRONT - 30' SIDE - 10' REAR - 10' MAX BUILDING HEIGHT: 35'
- ANYTHING SHOWN OUTSIDE THE SUBJECT BOUNDARY IS FOR REFERENCE PURPOSES ONLY.
- ONLY THOSE OBSERVABLE ENCROACHMENTS ARE REFLECTED ON THIS DRAWING. NOT ALL UTILITIES ARE REFLECTED. THOSE SHOWN ARE BASED ON PUPS UTILITY MARKINGS AND ABOVE GROUND OBSERVATIONS, AND SHOULD BE CONSIDERED APPROXIMATE UNLESS PHYSICALLY LOCATED UNDERGROUND.
- THE UNITED STATES ARMY CORPS OF ENGINEERS HAS NOT MADE A DETERMINATION OF THE PRESENCE OR ABSENCE OF WETLANDS AND/OR WATER OF THE UNITED STATES ON THIS PROPERTY/THESE PROPERTIES AS OF THE DATE OF APPROVAL/RECORDING OF THIS PLAT.
- CHARLESTON COUNTY MAY REQUIRE A JURISDICTIONAL DETERMINATION BY THE UNITED STATES ARMY CORPS OF ENGINEERS ON THIS PROPERTY/THESE PROPERTIES PRIOR TO THE ISSUANCE OF ZONING PERMITS FOR LAND DEVELOPMENT ACTIVITIES.
- ALL NEW PROPERTY CORNERS SET ARE 5/8" REBAR UNLESS OTHERWISE NOTED.

REFERENCES:

- "PLAT OF 5 TRACTS SUBDIVIDED OUT OF TMS 514-00-00-161 PREPARED FOR ARP MT. PLEASANT, LLC" BY CPA PROFESSIONAL LAND SURVEYORS AS RECORDED IN CHARLESTON COUNTY BOOK 603 PAGE 386, DATED APRIL 16, 2005.
- EASEMENT GIVEN TO SOEAG BY INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK P87 AT PAGE 62.
- EASEMENT GIVEN TO SOEAG BY INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK 353 AT PAGE 383.
- EASEMENT GIVEN TO SOEAG BY INSTRUMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK K415 AT PAGE 422.
- TITLE TO WATER AND WASTEWATER SYSTEMS AND GRANTS OF EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY Y254 AT PAGE 289.
- TITLE TO WASTEWATER SYSTEMS AND GRANTS OF EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY 0421 AT PAGE 338.
- GRANT OF PERPETUAL EASEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK K421 AT PAGE 573, AS AMENDED BY AMENDED AND REVISED GRANT OF PERPETUAL EASEMENT RECORDED IN BOOK K448 AT PAGE 417.
- DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK Y454 AT PAGE 214, AS AMENDED BY AMENDMENT OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED IN BOOK W528 AT PAGE 841.
- STORM WATER MANAGEMENT POND MAINTENANCE AGREEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK 5354 AT PAGE 404.
- EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR CHARLESTON COUNTY IN BOOK 5084 AT PAGE 593 AND RE-RECORDED IN BOOK W593 AT PAGE 898.

HOYT + BERENYI

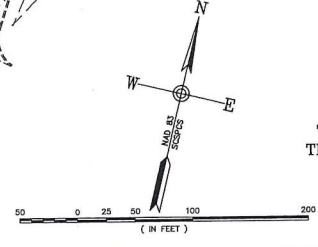
P.O. Box 1470 Ladson, SC 29456 | 843.408.3546 | www.HoytBerenyi.com



CERTIFICATION NOTE

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NCEM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR CLASS "A" SURVEYS. I ALSO CERTIFY THAT THERE ARE NO ENCROACHMENTS, PROJECTIONS, OR OBSTRUCTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. SURVEY PRECISION EXCEEDS 1/10,000.

[Signature] 2/15/2021
 ROSS D. HUDSONS, P.E. S.C. REG. # 25599



SUBDIVISION PLAT

PLAT OF THE SUBDIVISION OF
 TMS #514-00-00-161 TO CREATE NEW TRACT "A", CONTAINING 7.650 ACRES, NEW TRACT "B" CONTAINING 0.543 ACRES, AND NEW TRACT "C" CONTAINING 1.054 ACRES.
 PROPERTY OF CC MOUNT PLEASANT, LLC.
 LOCATED IN THE TOWN OF MOUNT PLEASANT, SC

DATE: MARCH 25, 2020 SCALE: 1" = 50'
 REVISED: JANUARY 27, 2021
 REVISED: JANUARY 29, 2021

DRAWN BY: ACH PROJECT #19-049

After recording return to:

Nelson Mullins Riley & Scarborough LLP
151 Meeting Street, Suite 600
Charleston, SC 29401
NMRS File No.: 049025.09003



BP0982609

PGS:

8

STATE OF SOUTH CAROLINA)
)
COUNTY OF CHARLESTON)

TITLE TO REAL ESTATE

KNOW ALL MEN BY THESE PRESENTS, That **CHARLESTON SPORTS ACADEMY, LLC**, a South Carolina limited liability company hereafter called Grantor(s), in the State aforesaid, for and in consideration of the sum of TWO MILLION SEVEN HUNDRED EIGHTY-FIVE THOUSAND SEVEN HUNDRED AND No/00 (\$2,785,700.00) DOLLARS, and subject to the Restrictions, Exceptions, and Limitations as hereinafter set forth, if any, to the Grantor paid by **BOURNE GROUP INVESTMENTS, LLC** has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto **BOURNE GROUP INVESTMENTS, LLC**, (hereinafter whether singular or plural the "Grantee") its Successors and Assigns in fee simple, the following described real property to-wit:

FEE PARCEL:

ALL that certain piece, parcel or tract of land located in the Town of Mount Pleasant, County of Charleston, State of South Carolina, containing 2.036 acres, more or less, and being shown and designated as "PARCEL A" on that certain plat entitled, "SUBDIVISION PLAT OF LAND BELONGING TO SASACHA, LLC, RPD PROPERTIES, LLC AND COMELA INVESTMENTS, LLC INTO PARCEL A AND THE RESIDUAL PORTION LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA" prepared by F. Lee Howell, S.C.P.L.S. No. 9316, of B.P. Barber & Associates, Inc., dated June 23, 2010, last revised August 13, 2010 and recorded August 13, 2010 in the Office of the Register of Mesne Conveyance for Charleston County, South Carolina in Plat Book L10, Page 0229; said property having such size, location, buttings, boundings, courses and distances as by reference to said plat will more fully appear.

AND

EASEMENT PARCEL:

Together with the access rights across that 50' Common Access Road as set forth in that certain Declaration of Covenants, Restrictions and Easements dated September 1, 2010 and recorded September 3, 2010 in the Office of the Register of Deeds for Charleston County, South Carolina in Book 0142, Page 159 and shown as "NEW 50' ACCESS EASEMENT" on the aforementioned plat.

THIS BEING the same property conveyed to Charleston Sports Academy, LLC by Deed of SASACHA, LLC, COMELA INVESTMENTS, LLC, and RPD PROPERTIES, LLC dated September 1, 2010 and recorded September 3, 2010 in the RMC Office for Charleston County in Book 0142 at Page 161.

TMS #: 537-00-00-303

Property Address: 301 Ports Authority Drive, Mount Pleasant, SC 29464

Grantee's Address: 301 Ports Authority Drive, Mount Pleasant, SC 29464

- SURVEYOR'S NOTES:**
1. THE NORTH ORIENTATION IS BASED ON SC GRID MODEL USING STATIC GPS WITH SURVEY GRADE RECEIVERS.
 2. THIS PLAT IS A SUBDIVISION OF A PARCEL OF LAND IN A COUNTY THAT REGULATES THE SUBDIVISION OF LANDS AND IS SUBJECT TO THOSE REGULATIONS.
 3. TITLE REPORTS NOT SUPPLIED OR ACQUIRED FOR THE PERFORMANCE OF THIS SURVEY. THIS PARCEL IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 4. ALL PLAT AND DEED REFERENCES NOTED HEREON ARE FROM THE CHARLESTON COUNTY REGISTER OF MOBILE CONVEYANCES, UNLESS NOTED OTHERWISE.
 5. THIS PARCEL LIES IN FLOOD ZONE AE (ZONE 12) AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 4301000500 WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2004.
 6. THIS PLAT 00-00-008 IS CURRENTLY ZONED PD (PLANNED DEVELOPMENT). ZONING SHOULD BE VERIFIED PRIOR TO DESIGN OR USE.
 7. NO ENVIRONMENTAL ISSUES ADDRESSED DURING THE PERFORMANCE OF THIS SURVEY.
 8. FIELD SURVEY COMPLETED ON JUNE 26, 2010.
 9. IMPROVEMENTS ARE NOT SHOWN.
 10. THESE PARCELS ARE SERVED WITH WATER AND SEWER BY MOUNT PLEASANT WATER WORKS.
 11. ACCESS TO PARCEL A AND THE RESIDUAL PORTION OF THIS 50' ACCESS EASEMENT SHALL BE FROM THE NEW 50' ACCESS EASEMENT.
 12. GRAND TREES ARE SHOWN.
 13. UNDERGROUND UTILITIES ARE NOT SHOWN HEREON.
 14. THIS IS NOT A TRUE COPY OF THIS DOCUMENT UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE SURVEYOR NOTED HEREON.

DEDICATION STATEMENT:

I, THE PROPERTY OWNER AND/OR DECLARANTS HEREBY DEDICATE THE NEW 50' ACCESS EASEMENT TO SASCACHA LLC, RPD PROPERTIES LLC, AND COMELA INVESTMENTS LLC, CHARLESTON COUNTY OF THE TOWN OF MOUNT PLEASANT IS RESPONSIBLE OR OBLIGATED TO MAINTAIN THE ABOVE LISTED ITEM.

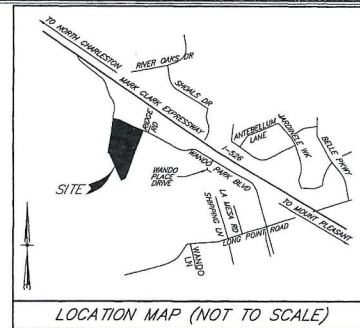
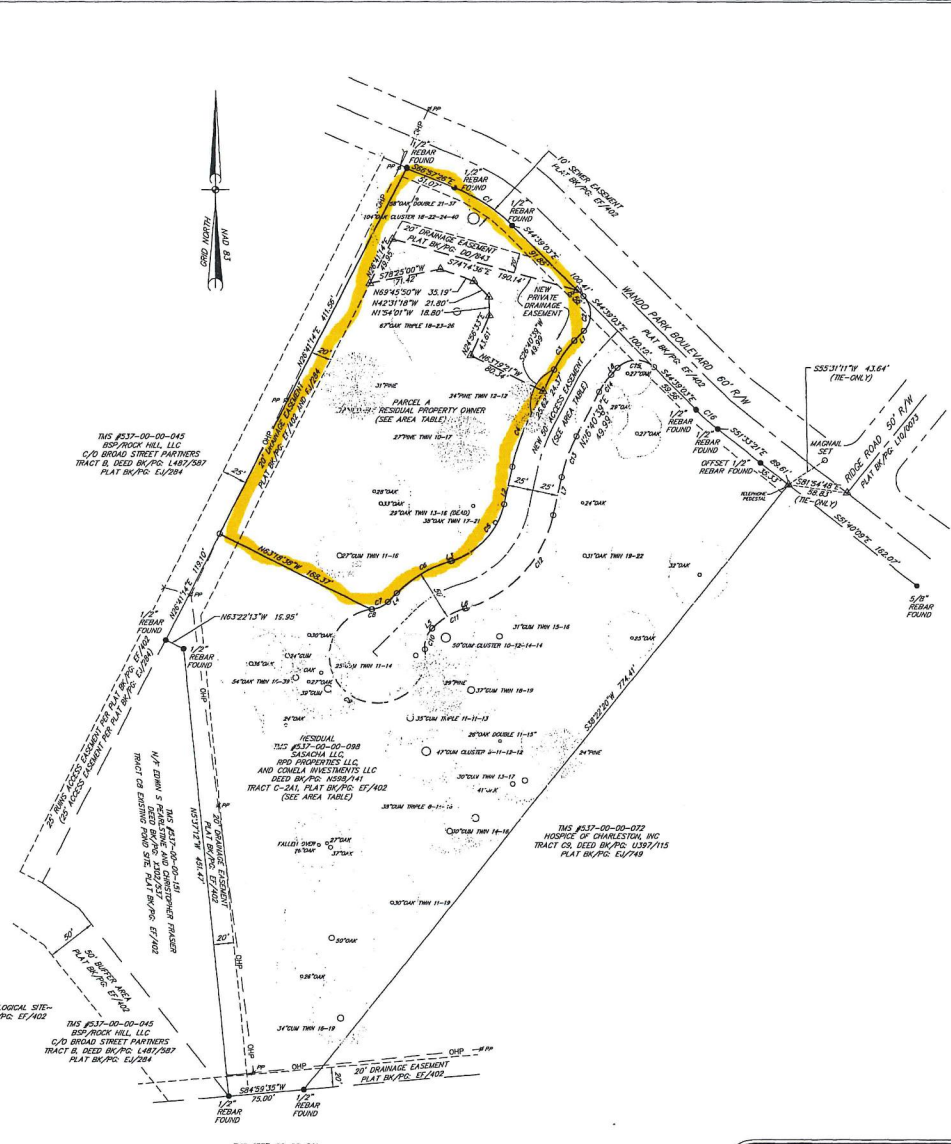
SIGNATURE: DATE: 8/13/10

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

LEGEND

- NEW PROPERTY LINE
- ADJACENT PROPERTY LINE
- MOBT-00-BAY (R/O)
- CONVEYANCE
- EXISTING EASEMENT LINE
- SE LINE
- OVERHEAD POWER LINE
- REBAR PIPE OR NAIL FOUND (SIZE AS NOTED)
- REBAR SET (5/8" UNLESS OTHERWISE NOTED)
- COMPUTED POINT (NO MONUMENT SET)
- POWER POLE
- QUIV WIRE
- N/F: NOW OR FORMERLY
- TREE SYMBOL WITH SIZE (2" DBH, MARKED BY TYPE)



AREA TABLE

PARCEL ID	AREA
PARCEL A (FROM A PORTION OF THIS 50' ACCESS EASEMENT)	2.036 AC (248,673 SQ FT)
THIS 50' ACCESS EASEMENT TRACT C-241 (RESIDUAL)	4.255 AC (482,148 SQ FT)
TOTAL AREA	6.291 AC (730,821 SQ FT)

EASEMENT AREA

EASEMENT	AREA
NEW 50' ACCESS EASEMENT	0.600 AC (68,835 SQ FT)
NEW PRIVATE DRAINAGE EASEMENT	0.272 AC (311,842 SQ FT)

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD-BEARING
C1	277°28'	175.00'	69.71'	35.35'	69.23'	S56°43'03"E
C2	87°28'03"	25.00'	38.17'	23.83'	34.81'	S05°42'30"E
C3	18°08'24"	125.00'	35.25'	12.24'	35.12'	S34°43'20"E
C4	14°18'22"	225.00'	38.16'	24.24'	38.04'	S10°23'24"E
C5	85°54'58"	75.00'	26.22'	44.09'	75.00'	S42°48'16"E
C6	85°55'14"	125.00'	63.10'	32.24'	62.43'	S58°48'11"E
C7	39°42'54"	25.00'	17.33'	8.03'	16.98'	S84°12'20"E
C8	17°29'48"	450.00'	0.66'	0.46'	0.86'	S87°24'24"E
C9	27°51'14"	475.00'	24.56'	46.86'	46.84'	S54°43'25"E
C10	52°31'53"	25.00'	22.82'	12.32'	22.12'	N18°02'30"E
C11	85°55'21"	75.00'	32.86'	18.34'	32.44'	N58°48'38"E
C12	80°24'03"	125.00'	138.87'	73.49'	126.70'	N42°48'16"E
C13	14°18'22"	175.00'	43.70'	21.89'	43.58'	N18°21'28"E
C14	18°08'24"	75.00'	21.15'	10.67'	21.08'	N54°48'20"E
C15	82°30'23"	25.00'	40.32'	36.12'	36.12'	N89°02'30"E
C16	82°30'23"	200.00'	29.17'	16.61'	29.15'	S47°34'43"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S42°50'30"W	13.61'
L2	S12°22'13"E	38.65'
L3	S20°18'19"W	1.47'
L4	S42°13'03"W	12.28'
L5	N47°18'15"E	0.83'
L6	N21°18'15"E	1.47'
L7	N12°22'13"E	38.65'
L8	N42°50'30"E	8.25'

PLAT APPROVED

Town of Mount Pleasant, SC

DATE: 8/13/2010

RECORDED

DATE: August 13, 2010 TIME: 3:15:17 PM

Book/Sheet: L-10 / 022

Charleston County, SC

FILED BY: [Signature]

DATE: 8/13/2010

SIGNATURE DATE: 8/13/2010

4016 SALT POND PARK, NORTH CHARLESTON, S.C. 29405

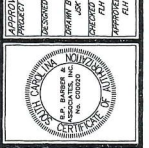
TELEPHONE: (843) 747-4022

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THIS DRAWING IS THE PROPERTY OF BP BARBER AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON AND IS NOT TO BE USED ON ANY OTHER PROJECT.

REVISION

NO.	DESCRIPTION	DATE
1	TOWN COMMENTS	7/27/2010
2	NEW 50' ACCESS EASEMENT, NEW DRAINAGE EASEMENT	8/12/2010
3	CHANGE PROJECT IMAGES	8/12/2010



BP Barber

REGISTERED PROFESSIONAL SURVEYOR

1032

1000 W. WASHINGTON STREET, CHARLESTON, SOUTH CAROLINA 29405

SUBDIVISION PLAT OF LAND BELONGING TO RPD PROPERTIES LLC AND COMELA INVESTMENTS LLC AND THE RESIDUAL PORTION OF THIS 50' ACCESS EASEMENT

LOCATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: 6/23/2010 SCALE: 1" = 60'

SASCACHA LLC, RPD PROPERTIES LLC, COMELA INVESTMENTS LLC

PROJECT: [Signature]

DWG. NAME: 10224-001.dwg

SHEET: 1

REV.: -04

PROJECT NO.: 10224

SHEET: 01

FILE NO.: C1-SV-095

Exhibit A
Legal Description

That certain tract, parcel and piece of land situate, lying and being in the Town of Mount Pleasant, Charleston County, South Carolina being shown and identified as "Parcel 1, 47,703.724 sq. ft., 1.095 acres" on a plat entitled "Subdivision Plat Showing the Abandonment of the Boundary Lines Between Tract 1-W, (2.733 AC), TMS 517-00-00-018, Tract 2-W, (11.018 AC), TMS 517-00-00-126, And Tract 3-W, (10.270 AC), TMS 517-00-00-245, & The Creation of 9 Parcels, 2 Common Areas and Private Right-of-Ways, Located in the Town of Mount Pleasant, Charleston County, South Carolina" prepared by Lauren Maurice Wilder, S.C. Reg. No. 29523 of Parker Land Surveying, LLC dated November 30, 2017 and recorded on February 28, 2018 with the Register of Deeds for Charleston County in Plat Cabinet L18, Page 0105 (the "Plat"), having such measurements, metes, buttings and boundings as set forth on the Plat which is incorporated herein by reference.

Together with the beneficial easements as created by the Declaration of Covenants, Conditions and Restrictions for Ferry Wharf II, LLC dated March 1, 2018 and recorded March 2, 2018 in Book 0701 at Page 929 and as affected by that certain Limited Assignment and Assumption of Development Rights dated March 6, 2018 and recorded March 6, 2018 in Book 0702 at Page 817 for ingress and egress over, under and across private roads as they exist on the Land. Subject to the terms, provisions and conditions set forth in said instrument.

DERIVATION: Limited Warranty Deed to HPFW, LLC, a Georgia limited liability company, from Ferry Wharf II, LLC, a South Carolina limited liability company, dated March 6, 2018 and recorded March 6, 2018 in the Office of the Register of Deeds for Charleston County, South Carolina in Book 0702, Page 816.

TMS No. 5170000245

