

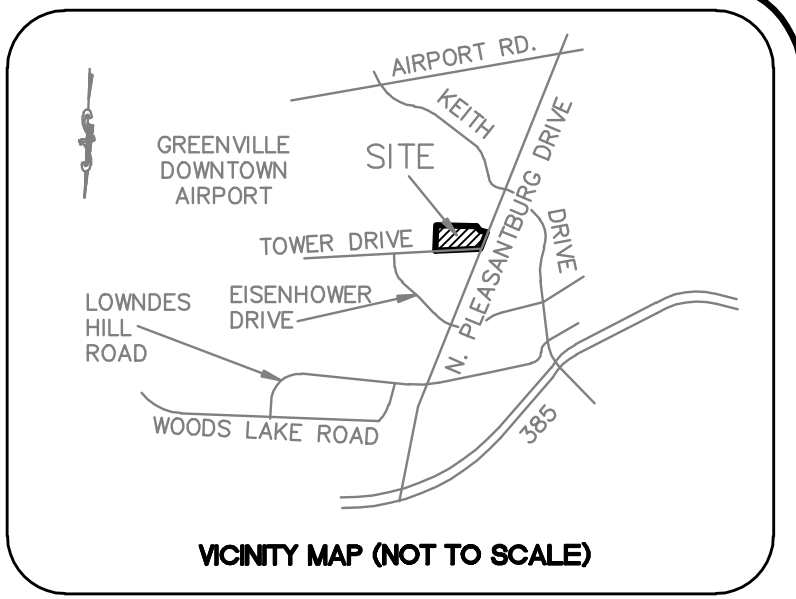
FLOOD INFORMATION:
 A PORTION OF THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING);
 IN FLOOD ZONE "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE OF FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD);
 IN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED);
 IN FLOOD ZONE "AE" (FLOODWAY AREAS) (THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES OF FLOOD HEIGHTS);
 THE LOCATION OF THE 100 YEAR FLOOD PER NFP FIRM COMMUNITY PANEL NO. 4504050401E, EFFECTIVE DATE: AUG. 18, 2014
 *FLOOD INFORMATION SHOWN ON THIS PLAT HAS BEEN SCALED FROM GREENVILLE COUNTY GIS FLOOD INFO

ZONING INFORMATION:
 ZONED: C3 (COMMERCIAL DISTRICT)
 SETBACK LINE:
 FRONT: 10'
 SIDE: 3' OR 10' IF ADJACENT TO A RESIDENTIAL DISTRICT
 BACK: 10'
 MAXIMUM BUILDING HEIGHT: 40'

PARKING INFORMATION:
 241 REGULAR SPACES
 7 HANDICAP SPACES
 248 SPACES TOTAL

(RUNWAY 10-28)

PARCEL DESCRIPTION:
 All that piece, parcel or tract of land, lying and being located in the City of Greenville, Greenville County, State of South Carolina, at the southeastern corner of the intersection of North Pleasantburg Drive, SC Hwy. 291) and Tower Drive, described in Deed Book 2432, page 5333, being more particularly described as follows:
 Beginning at a Mag Nail located on the eastern right-of-way of North Pleasantburg Drive (SC Hwy 291 -100'right-of-way) and the southern right-of-way of Tower Drive (72'right-of-way); thence along the southern right-of-way of Tower Drive, N 87-40-50 E for 749.93 feet to an iron pin; thence leaving said right-of-way, S 02-02-53 W for 188.27 feet to an iron pin; thence S 02-00-46 W for 238.25 feet to an iron pin; thence N 87-57-14 W for 675.09 feet to an iron pin; thence N 40-03-50 W for 86.39 feet to an iron pin; thence N 73-41-13 W for 95.72 feet to an iron pin; thence N 67-13-39 W for 25.10 feet to an iron pin located on the eastern right-of-way of North Pleasantburg Drive; thence along said right-of-way, N 22-25-44 E for 291.10 feet to the Point of Beginning. Said tract contains 7.121 acres (310,173 sq. ft.), more or less.



SURVEYOR'S NOTES:
 1.) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL 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. A PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
 3.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 4.) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
 5.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:
 SEE DRAWING.

LAND AREA:
 310,173 SQ.FT.
 7.121 ACRES

BASIS OF BEARINGS AND BENCHMARK:
 BEARINGS AND ELEVATIONS BASED ON GPS "RTK" OBSERVATION OF USGS MONUMENT "GMU B", "GV 166" & "23 079" NAD 83 - NAVD 88

FREELAND
 SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
 323 WEST STONE AVE.
 GREENVILLE S.C. 29609
 TEL (864) 271-4924 FAX: (864) 233-0315
 EMAIL: info@freeland-associates.com

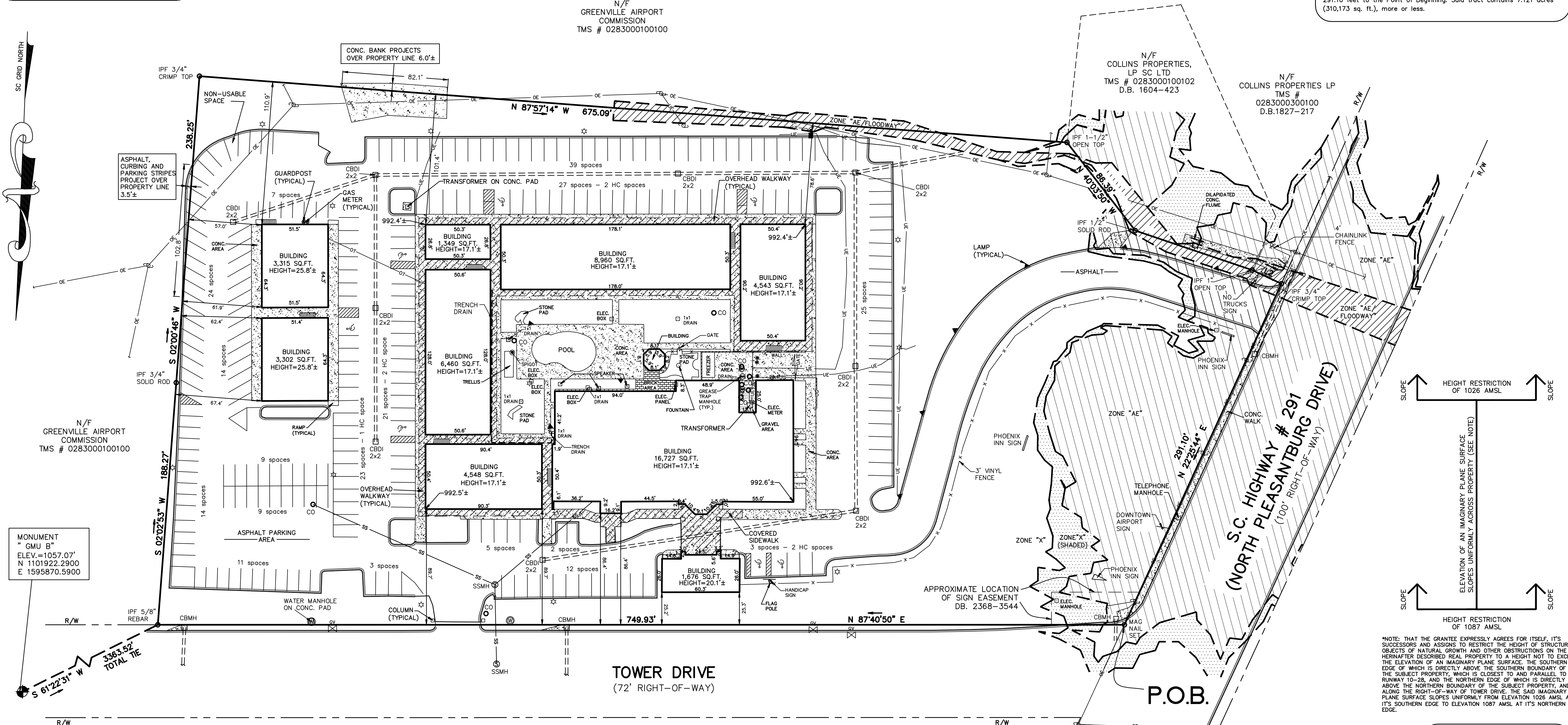
DRAWN: CF PARTY CHIEF: KR CHECKED: JCC
 REF. PLAT BOOK: 2432-5333
 REF. DEED BOOK: 028300100101
 TAX MAP: 028300100101
 DATE OF SURVEY: 3-6-2015
 DATE DRAWN: 3-11-2015
 DRAWING NO: 65897
 DATE OF LAST REVISION:
 0' 40' 80' 120'
 SCALE: 1" = 40'

PLS: JAMES R. FREELAND
 NO: 4781

STATE OF SOUTH CAROLINA
 GREENVILLE COUNTY
 CITY OF GREENVILLE

ALTA/ACSM LAND TITLE SURVEY FOR
 15 - BIRD, LLC

SITE ADDRESS:
 246 N. PLEASANTBURG DRIVE
 GREENVILLE, SC 29607



TITLE EXCEPTIONS:
 Exceptions to Schedule B, Section 2
 Old Republic National Title Insurance Company
 File No. 15-BIRD
 Effective Date: February 24, 2015
 2. Covenants, conditions and restrictions as recorded in Deed Book 747, page 495. Affects subject property, no survey matters to address.
 3. Right of flight, for passage of aircraft, in the airspace above the surface of the subject property as well as noise inherent in the operation of aircraft as recorded in Deed Book 1433, page 963. Affects subject property, no survey matters to address.
 4. Restriction on height of structures and other obstructions as recorded in Deed Book 1433, page 963. Affects subject property, no survey matters to address.
 5. Restriction to any use of the real property which would interfere with the landing or taking off of aircraft at the Greenville Downtown Airport as recorded in Deed Book 1433, page 963. Affects subject property, no survey matters to address.
 6. No improvements shall be undertaken on the real property until prior written approval is obtained from the Greenville Airport Commission as recorded in Deed Book 1433, page 963. Affects subject property, no survey matters to address.
 7. Right of way and Easement granted to Duke Power as recorded in Deed Book 933, page 459. Blanket easement, unable to plot or locate per document of record.
 8. Carolina First Center Sign Easement as recorded in Deed Book 2368, page 3544. Approximate location shown hereon.
 9. 72 foot wide strip of Tower Drive granted to the City of Greenville as recorded in Deed Book 633, page 297. No survey matters to address.
 10. Right of way and Easement granted to Duke Power as recorded in Deed Book 1034, page 722. Unable to plot or locate per document of record.
 11. Right of Way Sewer Easement granted to the City of Greenville as recorded in Deed Book 1350, page 309. Does not affect subject property.

ALTA CERTIFICATE:
 TO: 15 - BIRD, LLC and Old Republic National Title Insurance Company;
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 7(c), 7(b)(1), 8-9, 11(c) and 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 3-6-2015.
 DATE OF PLAT OR MAP: 3-11-2015
 THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT #15-BIRD).

JAMES R. FREELAND, PLS# 4781

LINE TABLE

LINE	LENGTH	BEARING
L1	95.72'	N 73°41'13" W
L2	25.10'	N 67°13'39" W



- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - IP IRON PIN SET (5/8" REBAR)
 - IFP IRON PIN FOUND
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LP LIGHT POLE
 - LAMP
 - EM ELECTRIC METER
 - EP ELECTRIC PANEL
 - WM WATER METER MANHOLE
 - CBMH CATCH BASIN MANHOLE
 - CSMH SANITARY SEWER MANHOLE
 - GMH GREASE MANHOLE
 - CO CLEANOUT
 - GV GAS VALVE
 - GM GAS METER
 - TP TELEPHONE PEDESTAL
 - GP GUARD POST
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - SD STORM DRAIN PIPE
 - FF FENCE