

LEGAL DESCRIPTION: Parcel P, Tract IB-2

ALL that certain piece, parcel, or tract of land, together with the buildings and improvements located thereon, situate, lying and being in the City of Charleston, Berkeley County, South Carolina, known and designated as TRACT IB-2, containing 11.692 acres, more or less, as shown on a plat thereof entitled "A SUBDIVISION PLAT OF TRACTS 1B-1 AND 1B-2 FORMERLY KNOWN AS TRACT 1B DANIEL ISLAND OWNED BY HEALTHSOURCE SOUTH CAROLINA, INC. LOCATED IN THE CITY OF CHARLESTON, BERKELEY COUNTY, SOUTH CAROLINA" prepared by Southeastern Surveying, Inc., dated December 15, 1999, and recorded on December 16, 1999, in the RMC Office for Berkeley County, South Carolina, in Plat Cabinet O, Page 141-B; said tract of land having such size, shape, dimensions, buttings and boundaries, more or less, as will by reference to said plat more fully appear.

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.31	S76°25'01"W
L2	45.78	S42°48'37"E
L3	31.01	S64°31'51"W
L4	39.17	N52°26'49"W
L5	22.70	N88°06'17"W
L6	52.52	S49°39'20"W
L7	11.84	S65°34'46"W
L8	36.71	S39°49'35"W
L9	14.66	S36°01'23"E
L10	26.97	S52°04'12"W
L11	47.67	S85°28'57"W
L12	33.66	N47°29'16"W
L13	7.84	S55°40'36"W
L14	28.37	S42°54'42"E
L15	23.57	S77°30'21"W
L16	27.42	S78°35'04"E
L17	39.86	S66°21'32"W
L18	18.24	S27°50'42"W
L19	29.25	S49°21'14"W
L20	26.86	N88°13'55"W
L21	31.46	N45°21'23"W
L22	5.08	S53°51'50"W
L23	23.60	S40°49'24"E
L24	16.16	S57°43'29"W
L25	23.46	S16°47'53"E
L26	47.15	S52°38'32"W
L27	31.78	S43°29'58"W
L28	31.60	N46°19'01"W
L29	7.75	S50°47'27"W
L30	21.10	S45°50'58"E
L31	23.34	S14°27'32"W
L32	27.63	S84°29'02"W
L33	13.57	S17°39'12"W
L34	43.82	S61°06'19"W
L35	11.36	S84°11'32"W
L36	29.21	N49°34'12"W
L37	5.41	S59°22'36"W
L38	22.33	S41°52'50"W
L39	27.59	S82°51'24"W
L40	15.57	S11°17'34"W

Said property being more fully defined by this current survey as:
Commencing at the intersection of the eastern right-of-way of Daniel Island Drive and the northern right-of-way of Fairchild Street. Thence traveling in an easterly direction along the northern right-of-way of Fairchild Street a distance of 292.02 feet to a point; thence N 84°22'40" E, a distance of 221.04 feet to a point; thence N 56°29'13" E, a distance of 321.48 feet to a point; thence N 26°33'04" E, a distance of 107.02 feet to a point;

being the point of curvature of a curve to the right, having a radius of 205.00 feet, a central angle of 31°22'11", and a chord length of 110.83 feet bearing S 53°30'59" E; thence proceed along the arc of said curve 112.23 feet to a point; thence N 2°42'01" W, a distance of 55.08 feet to a point;

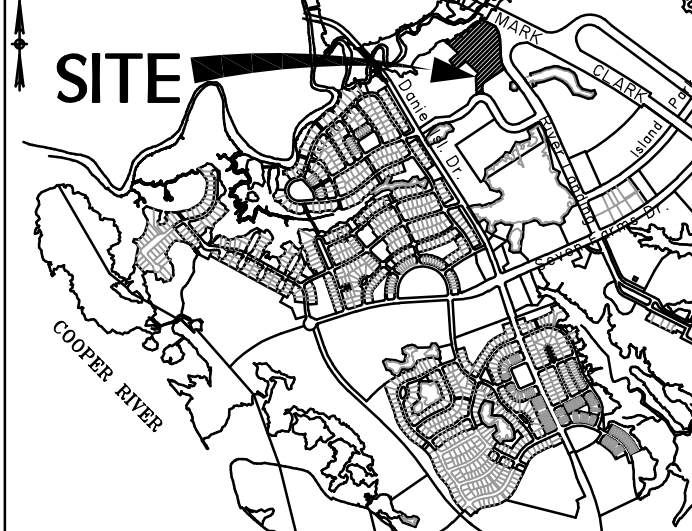
said point being the true Point Of Beginning; thence N 2°42'01" W, a distance of 204.55 feet to a point; thence N 41°33'25" E, a distance of 70.90 feet to a point; thence N 47°27'39" W, a distance of 57.19 feet to a point; thence N 46°27'39" W, a distance of 207.10 feet to a point; thence S 51°30'15" W, a distance of 191.35 feet to a point; thence N 36°33'09" W, a distance of 168.35 feet to a point; thence N 51°30'15" E, a distance of 168.47 feet to a point; thence N 46°27'39" W, a distance of 230.48 feet to a point; thence N 46°27'39" W, a distance of 16.31 feet to a point; thence N 42°48'37" W, a distance of 45.78 feet to a point; thence N 64°31'51" E, a distance of 31.01 feet to a point; thence S 52°26'49" W, a distance of 39.17 feet to a point; thence N 88°06'17" E, a distance of 22.70 feet to a point; thence N 49°39'20" E, a distance of 52.52 feet to a point; thence N 65°34'46" E, a distance of 11.84 feet to a point; thence N 39°49'35" W, a distance of 36.71 feet to a point; thence N 36°01'23" E, a distance of 14.66 feet to a point; thence N 52°04'12" E, a distance of 26.97 feet to a point; thence N 85°28'57" W, a distance of 47.67 feet to a point; thence N 47°29'16" W, a distance of 33.66 feet to a point; thence N 55°40'36" E, a distance of 7.84 feet to a point; thence N 42°54'42" W, a distance of 28.37 feet to a point; thence N 77°30'21" E, a distance of 23.57 feet to a point; thence N 78°35'04" E, a distance of 27.42 feet to a point; thence N 66°21'32" E, a distance of 39.86 feet to a point; thence N 27°50'42" E, a distance of 18.24 feet to a point; thence N 49°21'14" W, a distance of 29.25 feet to a point; thence S 88°13'55" E, a distance of 26.86 feet to a point; thence S 45°21'23" E, a distance of 31.46 feet to a point; thence N 51°30'15" W, a distance of 191.35 feet to a point; thence N 40°49'24" W, a distance of 23.60 feet to a point; thence N 57°43'29" E, a distance of 16.16 feet to a point; thence N 16°47'53" W, a distance of 23.46 feet to a point; thence N 52°38'32" E, a distance of 47.15 feet to a point; thence N 43°29'58" E, a distance of 31.78 feet to a point; thence S 46°19'01" E, a distance of 31.60 feet to a point; thence N 50°47'27" W, a distance of 7.75 feet to a point; thence N 45°50'58" W, a distance of 21.10 feet to a point; thence N 14°27'32" E, a distance of 23.34 feet to a point; thence N 84°29'02" E, a distance of 27.63 feet to a point; thence N 17°39'12" E, a distance of 13.57 feet to a point; thence N 61°06'19" E, a distance of 43.82 feet to a point; thence N 84°11'32" E, a distance of 11.36 feet to a point; thence S 49°21'14" W, a distance of 29.25 feet to a point; thence N 41°52'50" W, a distance of 22.33 feet to a point; thence N 52°51'24" W, a distance of 27.59 feet to a point; thence N 11°17'34" E, a distance of 15.57 feet to a point; thence N 63°15'48" E, a distance of 245.13 feet to a point;

being the point of curvature of a tangent curve to the right, having a radius of 318.34 feet, a central angle of 14°58'40", and a chord length of 191.35 feet bearing S 20°28'35" E; thence proceed along the arc of said curve 194.36 feet to a point; thence S 2°59'10" E, a distance of 292.02 feet to a point; being the point of curvature of a curve to the left, having a radius of 350.50 feet, a central angle of 29°8'35", and a chord length of 176.36 feet bearing S 17°33'26" E; thence proceed along the arc of said curve 178.28 feet to a point; thence S 55°44'57" W, a distance of 379.71 feet to a point; being the point of curvature of a curve to the left, having a radius of 50.00 feet, a central angle of 59°13'6", and a chord length of 49.25 feet bearing S 26°14'36" W; thence proceed along the arc of said curve 51.50 feet to a point; thence S 3°15'45" E, a distance of 95.11 feet to a point; being the point of curvature of a curve to the left, having a radius of 205.00 feet, a central angle of 30°33'00", and a chord length of 106.32 feet bearing S 84°19'44" W; thence proceed along the arc of said curve 107.55 feet to a point;

said point being the true Point Of Beginning; said tract or parcel of land containing 11.69 acres more or less.

being the point of curvature of a curve to the left, having a radius of 205.00 feet, a central angle of 30°33'00", and a chord length of 106.32 feet bearing S 84°19'44" W; thence proceed along the arc of said curve 107.55 feet to a point;

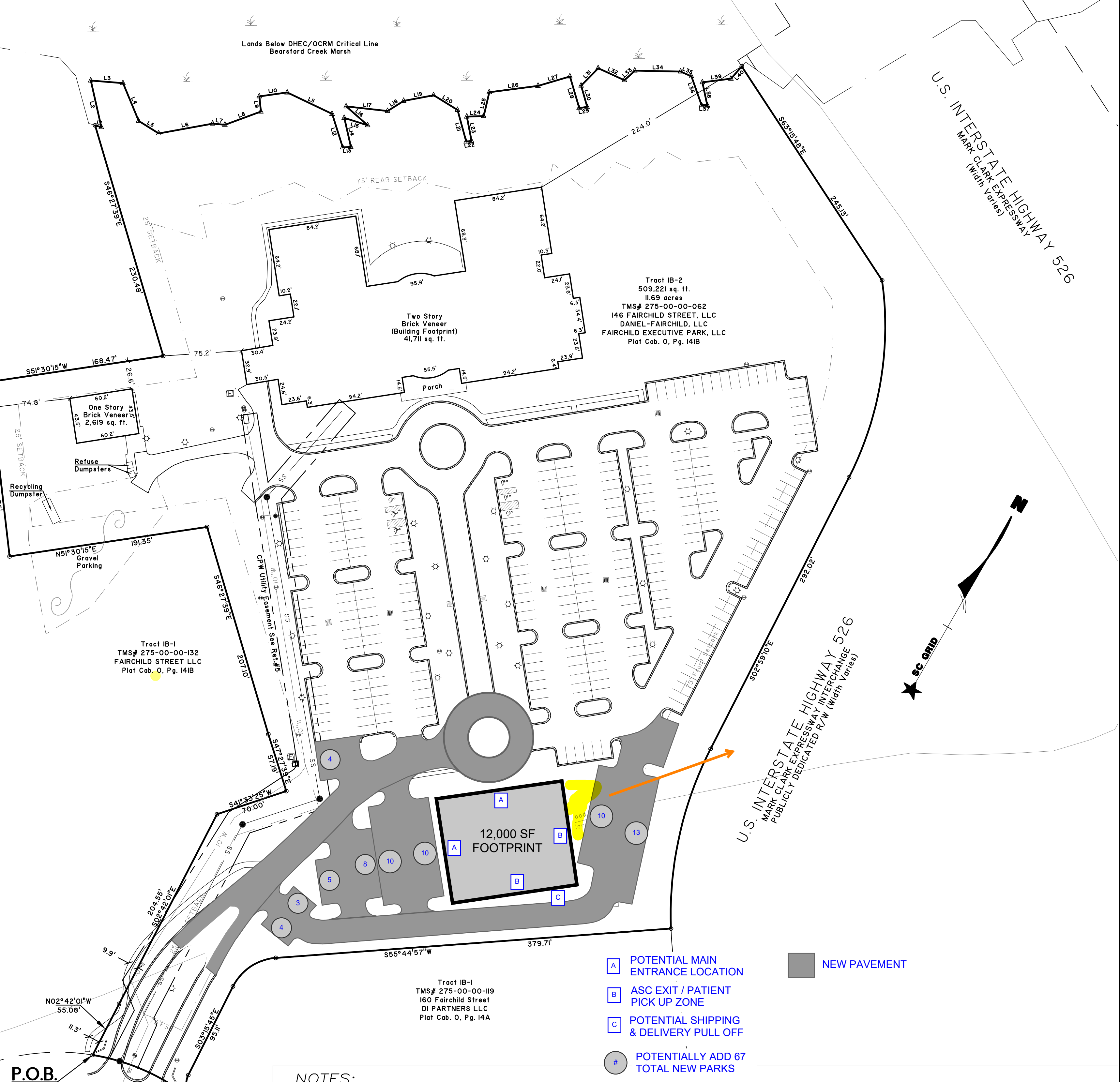
said tract or parcel of land containing 11.69 acres more or less.



REFERENCES:

- 1.) T.M.S. 275-00-00-062
- 2.) Plat B By Southeastern Surveying, Inc. Dated 5/7/99 Plat Cab. K, Pg. 306 RMC, Berkeley County
- 3.) Plat B By Southeastern Surveying, Inc. Dated 8/31/95 Plat Cab. L, Pg. 336 RMC, Berkeley County
- 4.) Plat B By Southeastern Surveying, Inc. Dated 4/22/97 Plat Cab. M, Pg. 318 RMC, Berkeley County
- 5.) (Ex.22)Easement to Charleston CPW Recorded November 15, 1999 Deed Book 1788, Pg. 211 RMC, Berkeley County Plat By Thomas & Hutton Engineering Co. Plat Cab. O, Pg. 133A
- 6.) (Ex.10)Plat B By Southeastern Surveying, Inc. Dated 12/15/99 Plat Cab. O, Pg. 141B RMC, Berkeley County
- 7.) (Ex.3)Unrecorded Agreement Dated 2/22/91 (Not Plottable)
- 8.) (Ex.4)Unrecorded Agreement Dated 2/24/94 (Not Plottable)
- 9.) (Ex.5)Declaration of Covenants... Dated 5/19/94 D.B. 509, Pg. 182 RMC, Berkeley County (Not Plottable)
- 10.) (Ex.6)Development Agreement... Dated 6/1/99 D.B. 681, Pg. 300 First Amendment Dated 6/9/97 D.B. 1092, Pg. 275 Second Amendment Dated 3/8/00 D.B. 1931, Pg. 187 RMC, Berkeley County (Not Plottable)
- 11.) (Ex.7)...Federal Coastal Zone Management Act... S.C. Code, Chapter 39, Title 48... (Not Plottable - lands located above Mean High Water)
- 12.) (Ex.8)...U.S. Army Corps of Engineers... (Not Plottable - no wetlands, marshlands or navigable waters located on the property)
- 13.) (Ex.9)Zoning Ordinances of the City of Charleston... (Not Plottable)
- 14.) (Ex.11)Declaration of Covenants.....and amendments. Dated 3/24/99 D.B. 1587, Pg. 220 RMC, Berkeley County (Not Plottable)
- 15.) (Ex.12)Declaration of Covenants... Dated 8/19/99 D.B. 1723, Pg. 278 (Not Plottable)
- 16.) (Ex.13)Second Amended and Restated Declaration... Dated 11/27/00 D.B. 4472, Pg. 017 RMC, Berkeley County (Not Plottable)
- 17.) (Ex.14)Drainage Easement (65')... Dated 5/19/99 D.B. 1715, Pg. 322 RMC, Berkeley County (Does Not Apply)
- 18.) (Ex.15)Unrecorded Agreement Dated 5/20/94 (Not Plottable)
- 19.) (Ex.16)Unrecorded Agreement Dated 5/20/94 (Not Plottable)
- 20.) (Ex.17)Unrecorded Agreement Dated 5/20/94 (Not Plottable)
- 21.) (Ex.18)Unrecorded Agreement Dated 5/20/94 (Not Plottable)
- 22.) (Ex.19)Side Letter... Dated 1/18/96 (Not Plottable)
- 23.) (Ex.20)Unrecorded Letter... Dated 5/19/94 (Not Plottable)
- 24.) (Ex.21)Restrictions Contained in the Deed... Dated 5/20/94 D.B. 509, Pg. 280 RMC, Berkeley County (Not Plottable)
- 25.) (Ex.23)SCE&G Easement Dated 4/2/96 D.B. 838 Pg. 014 RMC, Berkeley County (Not Plottable)(Blanket Easement)
- 26.) (Ex.24)Statement of Non-Insurance (Not Plottable-property located above Mean High Water)
- 27.) (Ex.25)Lease... Dated 12/21/99 (Not Plottable)
- 28.) (Ex.26)Survey By Thomas & Hutton Engineering Co. ALTA/ACSM LAND TITLE SURVEY Dated 4/14/05

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD
C1	107.55	205.00	30°03'30"	55.04	S84°19'44"W 106.32
C2	194.36	318.34	34°58'49"	100.31	N20°28'35"W 191.35
C3	178.28	350.50	29°08'35"	91.11	S17°33'26"E 176.36
C4	51.50	50.00	59°00'36"	28.29	S26°14'36"W 49.25
C5	27.12	20.00	77°41'42"	16.11	S42°06'13"E 25.09

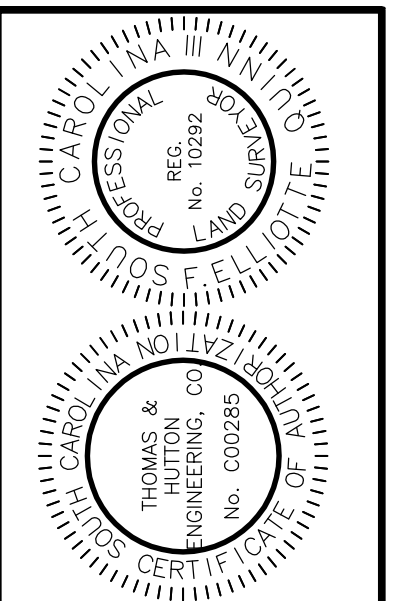


NOTES:
 1.) COORDINATES BASED ON S.C. STATE PLANE COORDINATE SYSTEM, N.A.D., 1983. AVERAGE SCALE FACTOR = 0.99989359.
 2.) PARCEL P IS A PART OF TRACT 1A AS SHOWN ON PLAT RECORDED IN CABINET K, PAGES 296-305.
 3.) THIS PROPERTY LIES IN FLOOD ZONES: AE(12) & (13), AS DETERMINED BY SCALING FROM F.E.M.A. F.I.R.M. MAP 45015C0756D. DATED 10/16/03. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE CITY OF CHARLESTON SHOULD VERIFY ZONES.
 4.) PUBLIC WATER AND SEWER ARE PROVIDED BY THE CITY OF CHARLESTON COMMISSIONERS OF PUBLIC WORKS.
 5.) CURRENT ZONING: DI-60.
 6.) The underground utilities shown hereon are based on field locations of above ground features and utility markings (if any), and existing drawings provided by the owner and have not been physically located. Thomas & Hutton makes no guarantee that the underground utilities shown comprise all such utilities within the survey area, either in service or abandoned. Thomas & Hutton further does not warrant that the underground utilities shown are in the exact location indicated although we do certify that they are located as accurately as possible from the information available at the time of the survey.
 7.) CHICAGO TITLE INSURANCE COMPANY COMMITMENT No. 7064.0026. EFFECTIVE DATE 3/21/05.
 8.) TOTAL PARKING SPACE = 282
 TOTAL STANDARD PARKING SPACES = 276
 TOTAL HANDICAP PARKING SPACES = 6

- A POTENTIAL MAIN ENTRANCE LOCATION
- B ASC EXIT / PATIENT PICK UP ZONE
- C POTENTIAL SHIPPING & DELIVERY PULL OFF
- D POTENTIALLY ADD 67 TOTAL NEW PARKS

The undersigned hereby certifies to General Electric Capital Assurance Company, Chicago Title Insurance Company, 146 Fairchild Street, LLC, Daniel - Fairchild, LLC & Fairchild Executive Park, LLC as of May 24, 2005 that this survey was actually made upon the ground; that it and the other information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the Property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the Property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the Property; that there are no easements, rights of way or uses affecting the Property known to the undersigned or appearing from a careful physical inspection of the same, other than those shown thereon; that other than as shown thereon, there are no party walls with or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements; or encroachments upon or party walls with the Property by any building, structure or other improvement situated upon any adjoining premises; that all public streets necessary for access to the Property have been completed and dedicated and there is direct access between such streets and the Property; that the Property comprises 509,221 square feet; that the Property lies within a minimal flood hazard area and is within an area designated as Flood Zone AE(12) & AE(13), shown on U.S. Department of H.U.D. Flood Insurance Boundary Map No. 45015C0756D or special flood hazard map published by the Federal Emergency Management Agency; and that the street address of the Property is 146 Fairchild Street. This survey was made in accordance with the "Minimum Standard Detail Requirements and Classifications for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of an Urban Survey, as defined therein.

Signed: *F. Elliotte Quinn, III*
 F. Elliotte Quinn, III, RLS S.C. 10292
 Date: / /



DANIEL ISLAND CITY OF CHARLESTON BERKELEY COUNTY, S.C.

THOMAS & HUTTON ENGINEERING CO.
 935 HOUSTON NORTHCUIT BOULEVARD
 MOUNT PLEASANT, SC 29464 (843)849-0200
 SAVANNAH, GA - MYRTLE BEACH, SC

SCALE: 1" = 60'
 DRAWING NO: D-1765

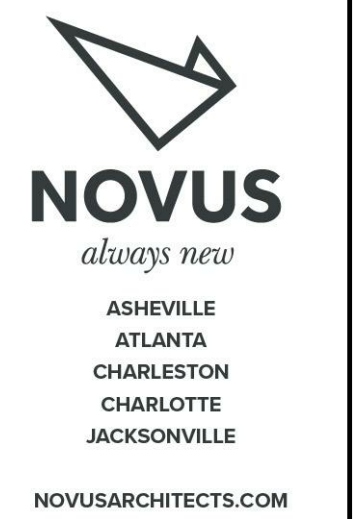
AN ALTA/ACSM LAND TITLE SURVEY OF PARCEL P TRACT IB-2 OWNED BY: 146 FAIRCHILD STREET, LLC, DANIEL - FAIRCHILD, LLC & FAIRCHILD EXECUTIVE PARK, LLC

JOB NO: J-17662
 DATE: 4/14/05
 DRAWN: FRE
 REVIEWED:
 CHECKED:
 SCALE: 1" = 60'
 SHEET 1 OF 1
 DRAWING NO: D-1765

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1 1ST FLOOR PLAN - SINGLE LEVEL
A505 1/8" = 1'-0"



ASHEVILLE
ATLANTA
CHARLESTON
CHARLOTTE
JACKSONVILLE

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SUITE 200
P.O. BOX 1005
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www.novusarchitects.com

NOVUS GENERAL TEMPLATE

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Unnamed

REVISIONS:		
No.	Description	Date

DRAWN BY: Author
CHECKED BY: Checker
DATE: Issue Date

NOVUS JOB NUMBER
2000-0000.00

SHEET NUMBER
A505

Project Status