

TITLE EXCEPTIONS:

Exceptions to Schedule B, Section 2  
Fidelity National Title Insurance Company  
Commitment No. SC252503084R/250442ATL  
Commitment Date: March 20, 2025

9. Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated June 15, 2006, and recorded June 15, 2006, in the Office of the Register of Deeds for Greenville County in Deed Book 2211, Page 16; as amended by that certain First Amendment to Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated August 7, 2007, and recorded August 10, 2007, in Deed Book 2283 at Page 1173; as amended by that certain Amended and Restated Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated November 14, 2014, and recorded November 29, 2007, in Deed Book 2302 at Page 642; as amended by that certain First Amendment to Amended and Restated Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated September 11, 2013, and recorded September 17, 2013, in Deed Book 2431 at Page 3793; as amended by that certain Second Amendment and Restated Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated August 7, 2014, and recorded August 12, 2014, in Deed Book 2449 at Page 3759; as amended by that certain Recordation of Amendment to the Homeowners Association Documents for the Verdae Owners Association, Inc. dated May 4, 2021, and recorded May 14, 2021, in Deed Book 2624 at Page 414; as amended by that certain Third Amendment to Amended and Restated Master Declaration of Protective Covenants, Conditions, Restrictions, and Easements for Verdae by Verdae Development, Inc., dated March 3, 2023, and recorded May 18, 2023, in Deed Book 2688 at Page 3638. Affects subject property, no survey matters to address.

10. Restrictive Covenants and Easements, if any, contained therein appearing of record in Declaration of Use Restrictions as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2399 at Page 2250. Affects subject property, no survey matters to address.

11. Restrictive Covenants and Easements, if any, contained therein appearing of record in Declaration of Use Restrictions as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2434 at Page 267. Affects subject property, no survey matters to address.

12. Restrictive Covenants and Easements, if any, contained therein appearing of record in Declaration of Use Restrictions on Development of Financial Institutions as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2441 at Page 4070. Affects subject property, no survey matters to address.

13. Declaration of Building Site Covenants, Conditions and Restrictions for Centerpoint MOB – Verdae Boulevard – Verdae by Verdae Development, Inc. and Verdae Properties, LLC dated June 23, 2015, and recorded June 24, 2015, in the Office of the Register of Deeds for Greenville County in Deed Book 2467 at Page 5632; as amended by that certain First Amendment to Declaration of Building Site Covenants, Conditions, and Restrictions for Centerpoint MOB – Verdae Boulevard – Verdae dated January 23, 2025, and recorded February 11, 2025, in Deed Book 2743 at Page 3457. Affects subject property, no survey matters to address.

14. Easement granted to Duke Power Company by instrument recorded in the Office of the Register of Deeds for Greenville County in Deed Book 1394 at Page 346. Does not affect subject property.

15. Easement granted to Southern Bell Telephone and Telegraph Company by instrument recorded in the Office of the Register of Deeds for Greenville County in Deed Book 1364 at Page 516. Affects subject property as shown hereon.

16. Sanitary Sewer Easement granted to Metropolitan Sewer Subdistrict by instrument recorded in the Office of the Register of Deeds for Greenville County in Deed Book 1271 at Page 3. Unable to plot or locate per document of record. Does not affect subject property.

17. Sanitary Sewer Easement granted to Western Carolina Regional Sewer Authority by instrument recorded in the Office of the Register of Deeds for Greenville County in Deed Book 1058 at Page 919. Does not affect subject property.

18. Plat of survey referred to in Schedule A hereof (Exhibit A) reflects a public-access easement 34.5 feet in width along the northwestern boundary line of Lot 1, and recorded in the Office of the Register of Deeds in Plat Book 1211 at Page 26. Shown hereon.

19. Terms and conditions of Declaration of Stormwater and Drainage Easement as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2467 at Page 5743. 10' Stormwater Easement affects subject property as shown hereon.

20. Terms and conditions of Public Access Easement as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2467 at Page 5628. Shown hereon as Point Central Drive.

21. Terms and conditions of Road Easement and Maintenance Agreement as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2467 at Page 5730. Affects subject property, see document of record.

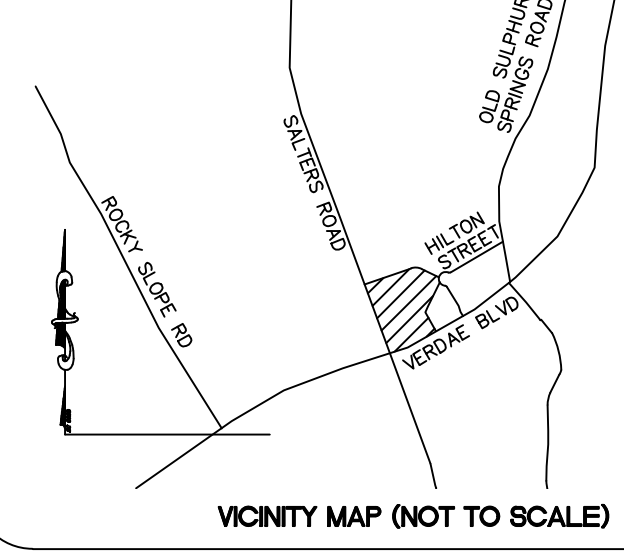
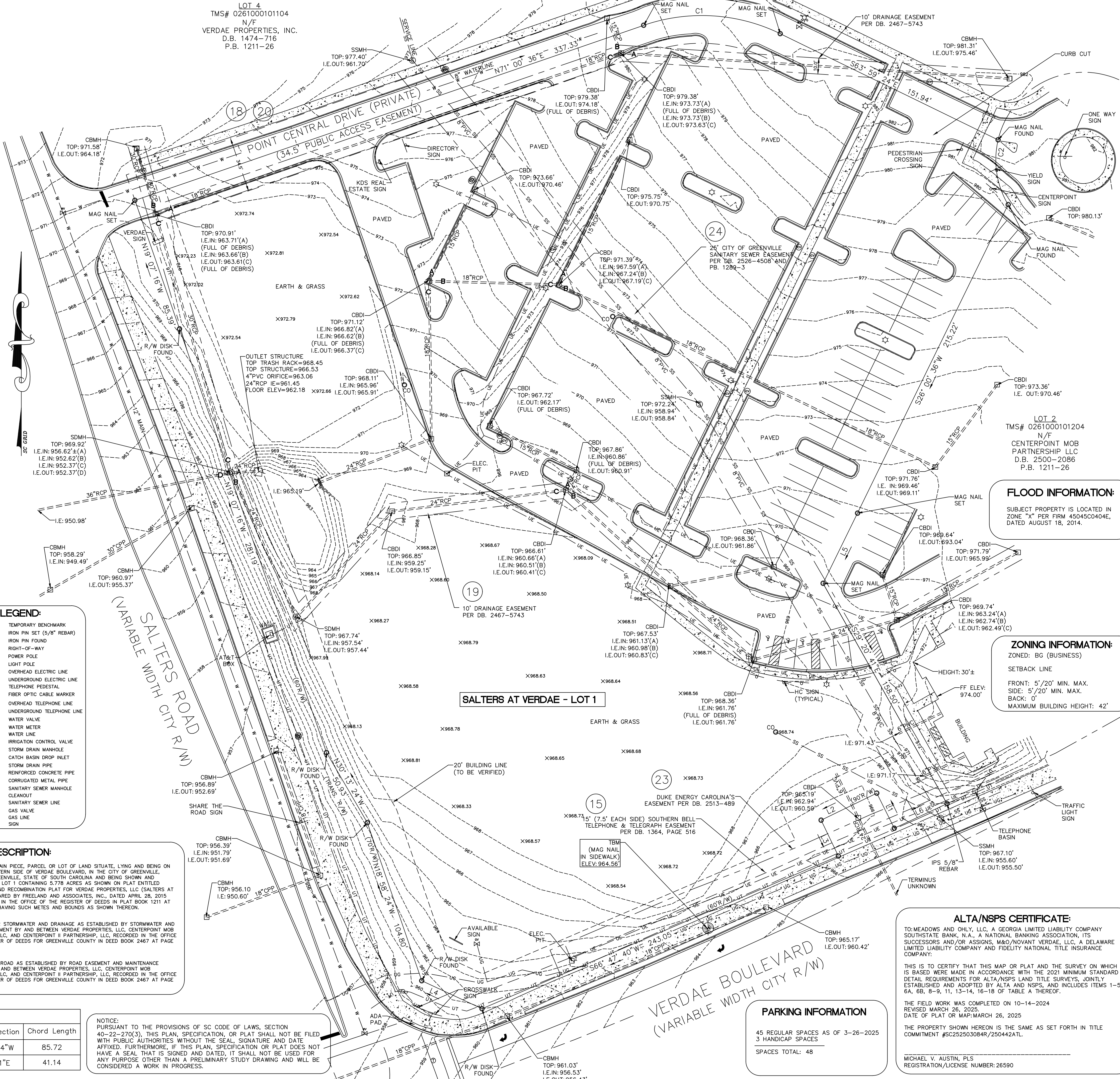
22. Declaration of Easements by Centerpoint MOB Partnership, LLC, a South Carolina limited liability company, dated November 11, 2016, and recorded November 15, 2016, in the Office of the Register of Deeds for Greenville County in Book 2500 at Page 2090. Affects subject property, see document of record.

23. Easement to Duke Energy Carolinas, LLC, a North Carolina limited liability company, dated April 7, 2017, and recorded May 19, 2017, in the Office of the Register of Deeds for Greenville County in Book 2513 at Page 489. Affects subject property as shown hereon.

24. Sanitary Sewer Easement to the City of Greenville, a municipal corporation and political subdivision of the State of South Carolina, dated October 13, 2017, and recorded November 28, 2017, in the Office of the Register of Deeds for Greenville County in Book 2526 at Page 4508. Affects subject property as shown hereon.

25. Right-of-Way Acquisition from Verdae Properties, LLC and Centerpoint MOB Partnership, LLC to the City of Greenville dated June 19, 2018, and recorded January 14, 2019, in the Office of the Register of Deeds for Greenville County in Book 2556 at Page 4566. Shown hereon as Point Central Drive (A.K.A. Hilton Road).

LOT 4  
TMS# 0261000101104  
N/F  
VERDAE PROPERTIES, INC.  
D.B. 1474-716  
P.B. 1211-26



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. THIS PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
- 2) THIS PROPERTY IS SUBJECT TO ANY AND ALL EXISTING RIGHTS-OF-WAY FOR ROADS, UTILITIES AND ANY OTHER EASEMENTS THAT MAY APPEAR OF RECORD.
- 3) 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.
- 4) PROPERTY CORNERS ARE FOUND R/W DISKS UNLESS OTHERWISE NOTED.
- 5) THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION.
- 6) THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO SALTERS ROAD AND VERDAE BOULEVARD, BOTH PUBLIC RIGHT OF WAYS.
- 7) SURVEYOR IS UNAWARE OF PROPOSED CHANGES TO STREETS OR ROAD RIGHTS-OF-WAY.
- 8) SURVEYOR DID NOT OBSERVE OR HAS BEEN MADE AWARE OF ANY CEMETERIES ON OR WITHIN 100 FEET OF SUBJECT PROPERTY.

LAND AREA:  
219,488 SQ.FT.  
5.039 ACRES

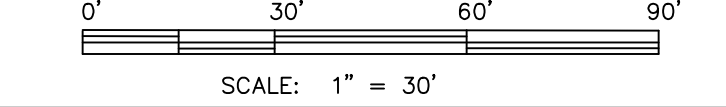
BASIS OF BEARINGS  
AND BENCHMARK:

BEARINGS AND ELEVATIONS BASED ON GPS  
"RTK" OBSERVATION OF  
USGS MONUMENTS "23 039",  
"GVL006" & "GVL 004"  
  
NAD 83(2011) – NAVD 88



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: BMB	PARTY CHIEF: CB/GRA	CHECKED: MVA
REF. PLAT BOOK:	1211-26	
REF. DEED BOOK:	2467-5718	
PARCEL NO. :	0261000101203	
DATE OF SURVEY:	10-14-2024	
DATE DRAWN:	10-18-2024 – REV. 3-26-2025	
DRAWING NO:	83127	
DATE OF LAST REVISION:	8-5-2025	CLIENT REVISIONS



STATE OF SOUTH CAROLINA  
GREENVILLE COUNTY  
CITY OF GREENVILLE

TOPOGRAPHIC SURVEY  
FOR

LOT 1 - SALTERS AT VERDAE

SITE ADDRESS:  
701 VERDAE BOULEVARD  
GREENVILLE, SC 29607

FLOOD INFORMATION:

SUBJECT PROPERTY IS LOCATED IN  
ZONE "X" PER FIRM 45045C0404E,  
DATED AUGUST 18, 2014.

ZONING INFORMATION:

ZONED: BG (BUSINESS)  
  
SETBACK LINE  
FRONT: 5'/20' MIN. MAX.  
SIDE: 5'/20' MIN. MAX.  
BACK: 0'  
MAXIMUM BUILDING HEIGHT: 42'

ALTA/NSPS CERTIFICATE:

TO: MEADOWS AND OHLY, LLC, A GEORGIA LIMITED LIABILITY COMPANY  
SOUTHSTATE BANK, N.A., A NATIONAL BANKING ASSOCIATION, ITS  
SUCCESSORS AND/OR ASSIGNS, M&O/NOVANT VERDAE, LLC, A DELAWARE  
LIMITED LIABILITY COMPANY AND FIDELITY 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 2021 MINIMUM STANDARD  
DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY  
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5,  
6A, 6B, 8-9, 11, 13-14, 16-18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 10-14-2024  
REVISED MARCH 26, 2025  
DATE OF PLAT OR MAP: MARCH 26, 2025

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE  
COMMITMENT #SC252503084R/250442ATL.

MICHAEL V. AUSTIN, PLS  
REGISTRATION/LICENSE NUMBER: 26590

PARKING INFORMATION

45 REGULAR SPACES AS OF 3-26-2025  
3 HANDICAP SPACES  
  
SPACES TOTAL: 48

LEGEND:

- TEMPORARY BENCHMARK
- IRON PIN SET (5/8" REBAR)
- IRON PIN FOUND
- RIGHT-OF-WAY
- POWER POLE
- LIGHT POLE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- TELEPHONE PEDESTAL
- FIBER OPTIC CABLE MARKER
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- WATER VALVE
- WATER METER
- WATER LINE
- IRRIGATION CONTROL VALVE
- STORM DRAIN MANHOLE
- CATCH BASIN DRIP INLET
- STORM DRAIN PIPE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- SANITARY SEWER MANHOLE
- CLEANOUT
- SANITARY SEWER LINE
- GAS VALVE
- GAS LINE
- SIGN

TITLE DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING ON  
THE NORTHWESTERN SIDE OF VERDAE BOULEVARD, IN THE CITY OF GREENVILLE,  
COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND BEING SHOWN AND  
DESIGNATED AS LOT 1 CONTAINING 5.778 ACRES AS SHOWN ON PLAT ENTITLED  
"SUBDIVISION AND RECOMBINATION PLAT FOR VERDAE PROPERTIES, LLC (SALTERS AT  
VERDAE)" PREPARED BY FREELAND & ASSOCIATES, INC., DATED APRIL 28, 2015  
AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS IN PLAT BOOK 1211 AT  
PAGE 26 AND HAVING SUCH METES AND BOUNDS AS SHOWN THEREON.

EASEMENT 1:  
EASEMENTS FOR STORMWATER AND DRAINAGE AS ESTABLISHED BY STORMWATER AND  
DRAINAGE EASEMENT BY AND BETWEEN VERDAE PROPERTIES, LLC, CENTERPOINT MOB  
PARTNERSHIP, LLC, AND CENTERPOINT II PARTNERSHIP, LLC, RECORDED IN THE OFFICE  
OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN DEED BOOK 2467 AT PAGE  
5743.

EASEMENT 2:  
EASEMENT FOR ROAD AS ESTABLISHED BY ROAD EASEMENT AND MAINTENANCE  
AGREEMENT BY AND BETWEEN VERDAE PROPERTIES, LLC, CENTERPOINT MOB  
PARTNERSHIP, LLC, AND CENTERPOINT II PARTNERSHIP, LLC, RECORDED IN THE OFFICE  
OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY IN DEED BOOK 2467 AT PAGE  
5730.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	87.96	112.00	45°00'00"	N86°29'24"W	85.72
C2	42.16	55.00	43°55'13"	S8°46'41"E	41.14

NOTICE:  
PURSUANT TO THE PROVISIONS OF SC CODE OF LAWS, SECTION  
40-22-270(3), THIS PLAN, SPECIFICATION, OR PLAT SHALL NOT BE FILED  
WITH PUBLIC AUTHORITIES WITHOUT THE SEAL, SIGNATURE AND DATE  
AFFIXED. FURTHERMORE, IF THIS PLAN, SPECIFICATION OR PLAT DOES NOT  
HAVE A SEAL THAT IS SIGNED AND DATED, IT SHALL NOT BE USED FOR  
ANY PURPOSE OTHER THAN A PRELIMINARY STUDY DRAWING AND WILL BE  
CONSIDERED A WORK IN PROGRESS.

