

TITLE EXCEPTIONS:

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 2441 at 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 28, 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 December 11, 2014, and recorded September 17, 2015, 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 17, 2014, and recorded August 12, 2014, in Deed Book 2445 at Page 3759; as amended by that certain Third 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 August 10, 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 2393 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 562. Affects subject property, 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 herein.

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 on 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. Plot of survey referred to in Schedule A hereto (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 herein.

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 herein.

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 herein as Point Central Drive.

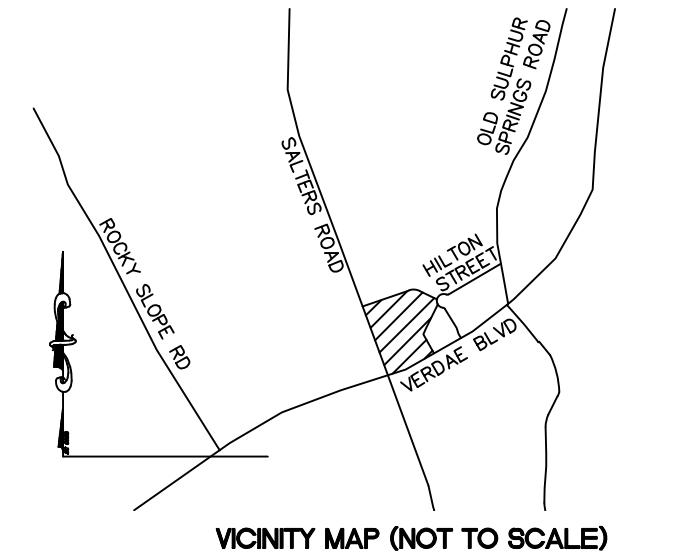
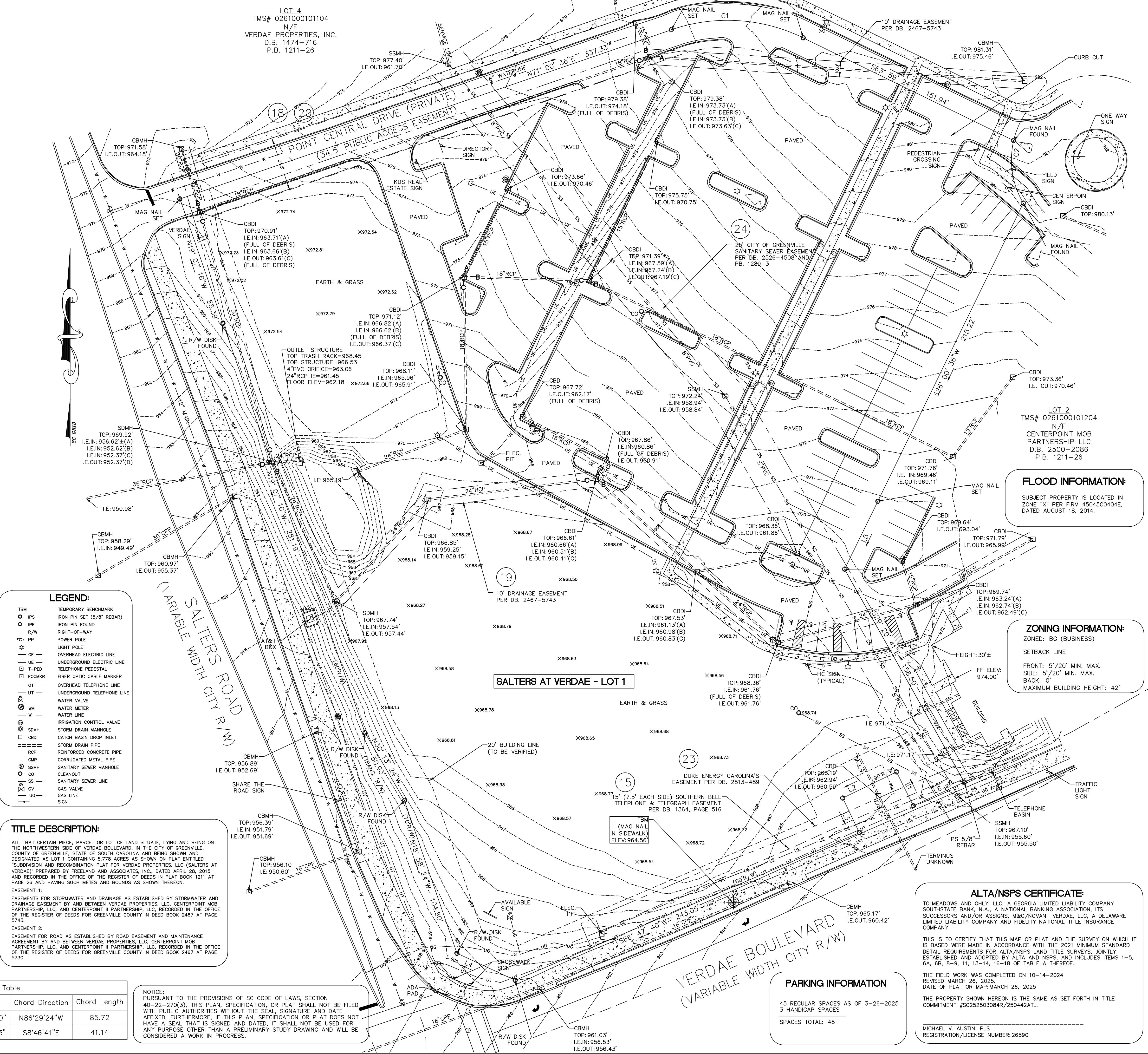
21. Terms and conditions of Road Easement and Maintenance Agreement as recorded in the Office of the Register of Deeds for Greenville County in Deed Book 2467 at Page 5750. Affects subject property, see document of record.

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 12, 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 herein.

24. Sanitary Sewer Easement to the City of Greenville, a municipal corporation, dated September 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 herein.

25. Right-of-Way granted to 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 herein as Point Central Drive (A.K.A. Hilton Road).



SURVEYOR'S NOTES:

1) I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION CONTAINED IN THIS SURVEY SHOWN HEREON WAS MADE ACCORDING TO THE STANDARDS AND PRACTICES 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 IN THE STATE LAW. 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 LEARNED INFORMATION, AND SHALL NOT BE CONSTRUED AS 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 WAY.

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

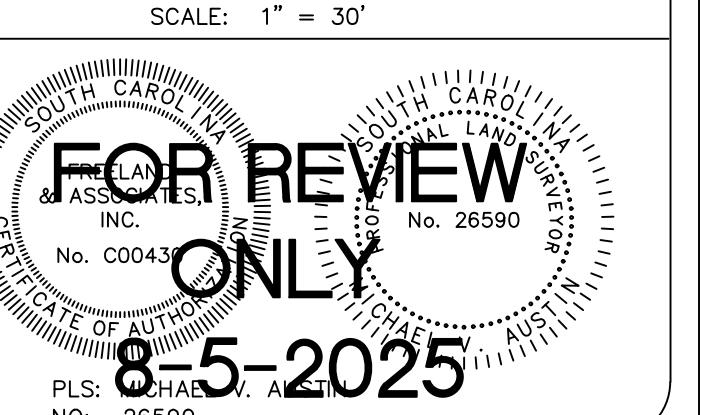
**BASIS OF BEARINGS
AND BENCHMARK:**

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

FREELAND
SURVEYORS • ENGINEERS

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DRAWN: BMB PARTY CHIEF/CB/GR/ 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
0' 30' 60' 90'
SCALE: 1" = 30'



**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