

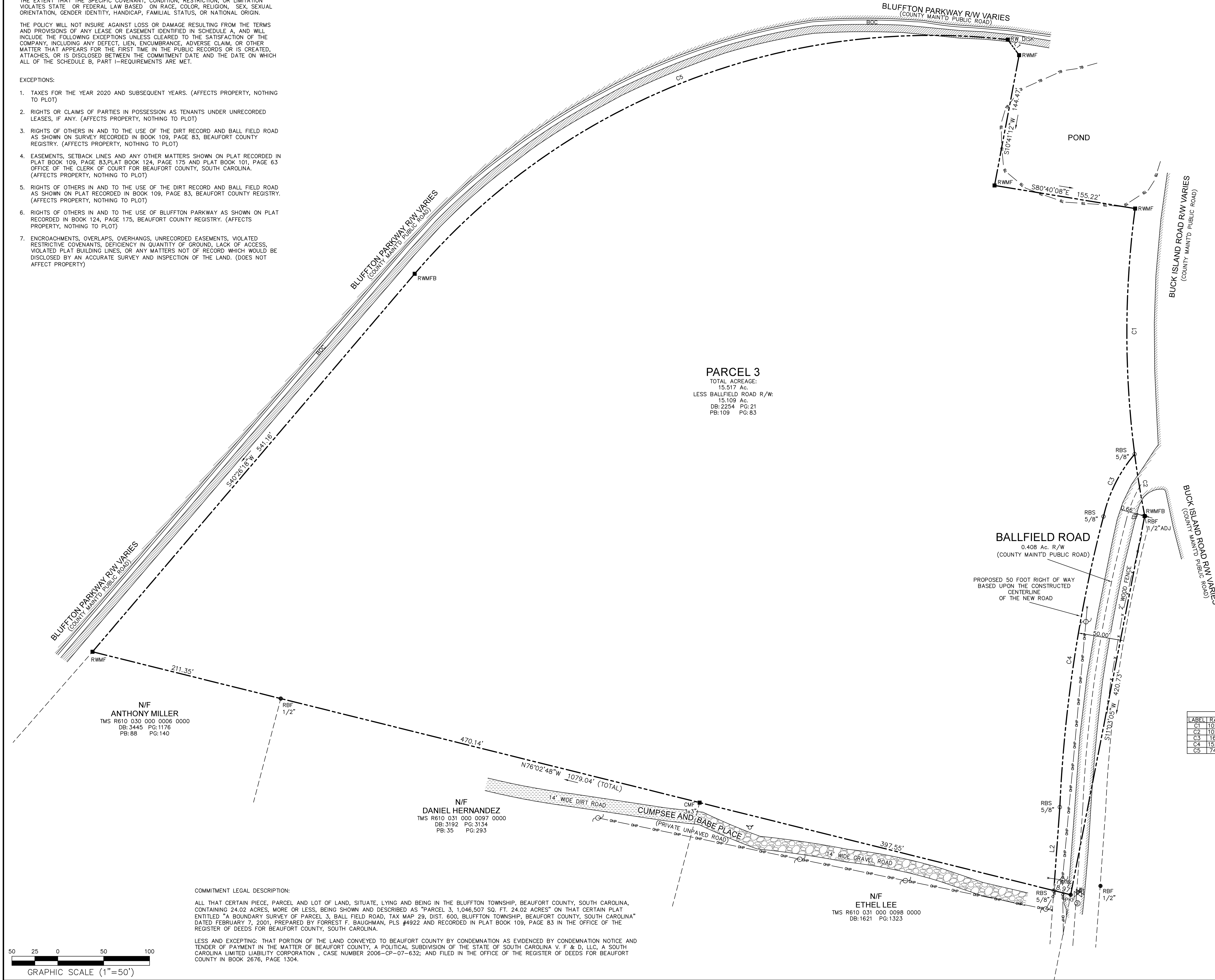
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 188036461
OFFICE ALTA ID NUMBER: 0046502
EFFECTIVE DATE: JUNE 22, 2020 AT 8:00AM
SCHEDULE B PART II - EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY, INCLUDING ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.

EXCEPTIONS:

1. TAXES FOR THE YEAR 2020 AND SUBSEQUENT YEARS. (AFFECTS PROPERTY, NOTHING TO PLOT)
2. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES, IF ANY. (AFFECTS PROPERTY, NOTHING TO PLOT)
3. RIGHTS OF OTHERS IN AND TO THE USE OF THE DIRT RECORD AND BALL FIELD ROAD AS SHOWN ON SURVEY RECORDED IN BOOK 109, PAGE 83, BEAUFORT COUNTY REGISTRY. (AFFECTS PROPERTY, NOTHING TO PLOT)
4. EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 109, PAGE 83, PLAT BOOK 124, PAGE 175 AND PLAT BOOK 101, PAGE 63 OFFICE OF THE CLERK OF COURT FOR BEAUFORT COUNTY, SOUTH CAROLINA. (AFFECTS PROPERTY, NOTHING TO PLOT)
5. RIGHTS OF OTHERS IN AND TO THE USE OF THE DIRT RECORD AND BALL FIELD ROAD AS SHOWN ON PLAT RECORDED IN BOOK 109, PAGE 83, BEAUFORT COUNTY REGISTRY. (AFFECTS PROPERTY, NOTHING TO PLOT)
6. RIGHTS OF OTHERS IN AND TO THE USE OF BLUFFTON PARKWAY AS SHOWN ON PLAT RECORDED IN BOOK 124, PAGE 175, BEAUFORT COUNTY REGISTRY. (AFFECTS PROPERTY, NOTHING TO PLOT)
7. ENCROACHMENTS, OVERLAPS, OVERHANGS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, LACK OF ACCESS, VIOLATED PLAT BUILDING LINES, OR ANY MATTERS NOT OF RECORD WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE LAND. (DOES NOT AFFECT PROPERTY)



PARCEL 3
TOTAL ACREAGE:
15.517 Ac.
LESS BALLFIELD ROAD R/W:
15.109 Ac.
DB:2254 PG:21
PB:109 PG:63

ACREAGE CHART

PARCEL 3 LESS	15.109 Ac.
BALLFIELD ROAD R/W:	0.408 Ac.
TOTAL ACREAGE:	15.517 Ac.

LINE TABLE		
LABEL	BEARING	DISTANCE
L1	S36°10'56" E	20.97
L2	S04°08'04" W	91.18'

CURVE TABLE				
LABEL	RADIUS	ARC	CHORD	CHORD BEARING
C1	1028.00'	268.37'	267.61'	S00°06'40" W
C2	1028.00'	68.11'	68.10'	S09°17'03" E
C3	160.07'	76.64'	75.91'	S26°33'10" W
C4	1524.95'	320.86'	320.26'	S08°32'28" W
C5	740.00'	723.01'	694.59'	N68°26'53" E

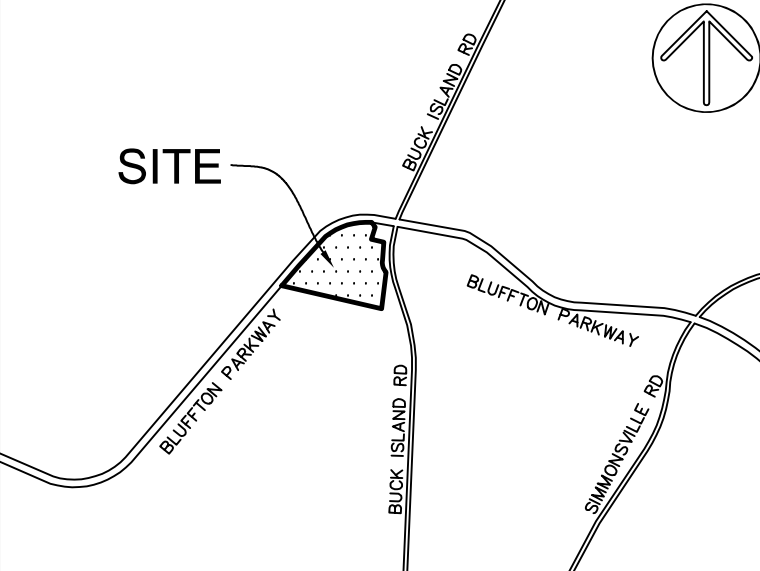
SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, CERTIFIES TO: BONAVENTURE, ITS SUCCESSORS AND ASSIGNS, CHICAGO TITLE INSURANCE COMPANY, ITS SUCCESSORS AND ASSIGNS AS FOLLOWS:

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 NO ITEMS ON TABLE A THEREOF, THE FIELD WORK WAS COMPLETED ON 2-23-2021.

DATE OF PLAT: 02-23-2021

JEREMY W. REEDER
S.C.P.L.S. No. 28139
02-24-2021



VICINITY MAP NOT TO SCALE

LEGEND

- CMF ■ CONC. MONUMENT FOUND
- PKS ○ PK NAIL SET
- RBF ● IRON REBAR FOUND
- RBS ○ IRON REBAR SET
- RWMF ■ ROW CONC. MONUMENT FOUND
- RWMFB ■ ROW CONC. MONUMENT FOUND BROKEN
- POWER POLE
- ⊙ SANITARY SEWER MANHOLE
- ⊕ FIRE HYDRANT
- ⊕ WATER VALVE
- BOC — BACK OF CURB
- X — FENCE LINE
- OHP — OVERHEAD POWER LINE
- TB — TOP OF BANK
- CONCRETE
- EDGE OF PAVEMENT
- GRAVEL ROAD
- DIRT ROAD

NOTES

1. THIS PARCEL APPEARS TO LIE IN FLOOD ZONE C, FIRM PANEL 0085-D COMMUNITY 450025 DATED 9/29/1986.
2. HORIZONTAL DATUM IS SOUTH CAROLINA STATE PLANE GRID (NAD 83).

REFERENCES

1. A BOUNDARY, TREE AND TOPO OF PARCEL 3, BUCK ISLAND ROAD BY WARD EDWARDS, INC. DATED 3/10/2008.
2. A RIGHT OF WAY PLAT FOR A PORTION OF BLUFFTON PARKWAY PHASE 3 THROUGH LANDS OF BEN AND SARAH GIVENS BY THOMAS AND HUTTON DATED 6/15/2005
3. A SET OF ROAD PLANS FOR BALLFIELD ROAD BY BEAUFORT COUNTY ENGINEERING DEPARTMENT DATED 08-30-2008, DHEC PERMIT #SCRT0680 ISSUED 12-08-2008.
4. DEED BOOK: 2254 PAGE: 21
5. PLAT BOOK: 109 PAGE: 91
6. PLAT BOOK: 50 PAGE: 171
7. PLAT BOOK: 118 PAGE: 53
8. PLAT BOOK: 46 PAGE: 170
9. PLAT BOOK: 116 PAGE: 151
10. PLAT BOOK: 88 PAGE: 140
11. PLAT BOOK: 35 PAGE: 293

PREPARED FOR:
BONAVENTURE

A ALTA/NSPS LAND TITLE SURVEY OF
#140 BUCK ISLAND ROAD

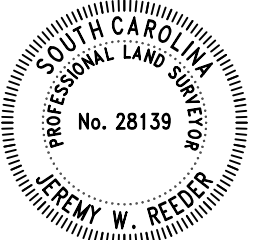
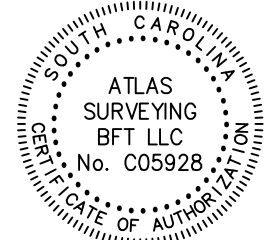
TAX PARCEL No. R610 031 000 0003 0000

THE TOWN OF BLUFFTON
BEAUFORT COUNTY, SOUTH CAROLINA

FIELD WORK: DM
FIELD CHECK: JWR
DRAWN BY: KWR
DATE: 02-24-2021
SCALE: 1"=50'
PROJECT No.: BFT-20183
FILE: BFT-20183 ALTA1.DWG

ATLAS
SURVEYING, INC.

49 BROWN'S COVE ROAD, SUITE #5
RIDGELAND, SC 29936
PHONE: (843) 645-9277
WEBSITE: WWW.ATLASSURVEYING.COM



I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE 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.

JEREMY W. REEDER
S.C.P.L.S. No. 28139
NOT VALID UNLESS CRIMPED WITH SEAL



COMMITMENT LEGAL DESCRIPTION:

ALL THAT CERTAIN PIECE, PARCEL AND LOT OF LAND, SITUATE, LYING AND BEING IN THE BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA, CONTAINING 24.02 ACRES, MORE OR LESS, BEING SHOWN AND DESCRIBED AS "PARCEL 3, 1,046,507 SQ. FT. 24.02 ACRES" ON THAT CERTAIN PLAT ENTITLED "A BOUNDARY SURVEY OF PARCEL 3, BALL FIELD ROAD, TAX MAP 29, DIST. 600, BLUFFTON TOWNSHIP, BEAUFORT COUNTY, SOUTH CAROLINA" DATED FEBRUARY 7, 2001, PREPARED BY FORREST F. BAUGHMAN, PLS #4922 AND RECORDED IN PLAT BOOK 109, PAGE 83 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA

LESS AND EXCEPTING: THAT PORTION OF THE LAND CONVEYED TO BEAUFORT COUNTY BY CONDEMNATION AS EVIDENCED BY CONDEMNATION NOTICE AND TENDER OF PAYMENT IN THE MATTER OF BEAUFORT COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF SOUTH CAROLINA V. F & D, LLC, A SOUTH CAROLINA LIMITED LIABILITY CORPORATION, CASE NUMBER 2006-CP-07-632; AND FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY IN BOOK 2676, PAGE 1304.

N/F
ETHEL LEE
TMS R610 031 000 0098 0000
DB:1621 PG:1323

N/F
DANIEL HERNANDEZ
TMS R610 031 000 0097 0000
DB:3192 PG:3134
PB:35 PG:293

N/F
ANTHONY MILLER
TMS R610 030 000 0006 0000
DB:3445 PG:1176
PB:88 PG:140