

1 TITLE DESCRIPTION

The land referred to herein below is situated in the County of Spartanburg, State of SC, and is described as follows:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF SPARTANBURG, STATE OF SOUTH CAROLINA, CONTAINING 0.238 ACRE AS SHOWN ON THAT PLAT OF SURVEY PREPARED FOR NATIONS BANK BY FANT ENGINEERING & SURVEYING CO., INC., DATED AUGUST 10, 1993, AND BEING MORE FULLY DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS: BEGINNING AT AN IRON PIN ON THE EASTERN EDGE OF S.C. HIGHWAY NO. 292 AND RUNNING THENCE ALONG THE EASTERN EDGE OF SAID HIGHWAY NORTH 22-05-55 EAST 60.08 FEET TO AN IRON PIN THENCE TURNING AND RUNNING SOUTH 77-44-00 EAST 175.18 FEET TO AN IRON PIN THENCE TURNING AND RUNNING SOUTH 22-05-55 WEST 60.08 FEET TO AN IRON PIN THENCE TURNING AND RUNNING NORTH 77-44-00 WEST 175.18 FEET TO AN IRON PIN BEING THE PLACE AND POINT OF BEGINNING.

AND

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, NEAR THE CORPORATE LIMITS OF THE TOWN OF INMAN, FRONTING 194 FEET ON S. C. HIGHWAY 292 (LYMAN ROAD) KNOWN AND DESIGNATED AS LOT NO. 1, SHOWN UPON SURVEY FOR HAMMETT-WILKINS DATED OCTOBER 13, 1978 PREPARED BY WOLFE AND HUSKEY, INC., ENGINEERING AND SURVEYING, AND RECORDED IN PLAT BOOK 82 AT PAGE 221 IN THE RMC OFFICE FOR SPARTANBURG COUNTY, FOR A MORE COMPLETE AND PARTICULAR DESCRIPTION REFERENCE IS HEREBY MADE TO THE ABOVE REFERRED TO PLAT AND RECORD THEREOF.

LESS AND EXCEPT ANY PROPERTY CONVEYED TO OR TAKEN BY THE SOUTH CAROLINA DEPARTMENT OF TRANSPORTATION OR SIMILAR GOVERNMENT ENTITY FOR THE PURPOSE OF ROAD WIDENING.

The land shown in this survey is the same as that described in First American Title Insurance Company, Commitment #NCS-SC2-526-NC, Dated February 17, 2025 at 5:00 PM.

2 TITLE INFORMATION

The Title Description and Schedule B Items herein are from First American Title Insurance Company Commitment #NCS-SC2-526-NC, Dated February 17, 2025 at 5:00 PM.

3 SCHEDULE 'B' ITEMS

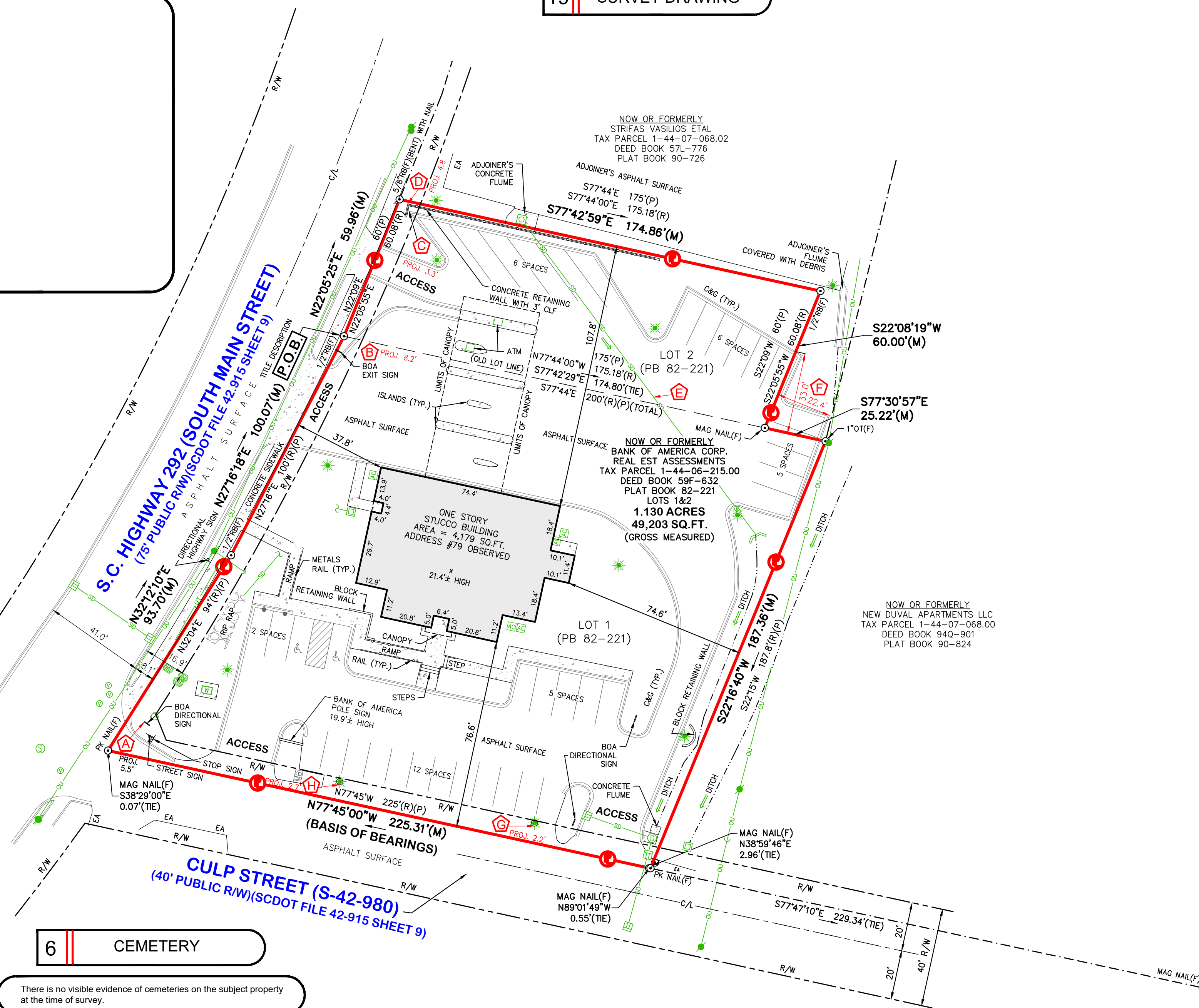
NOTES CORRESPONDING TO SCHEDULE "B":

- Right of Way to Duke Power Company recorded September 16, 1977 in Book 44-Y, Page 53, Office of the Register of Deeds for Spartanburg County, South Carolina. Document does not provide adequate information to determine the location of right-of-way. Blanket in nature. Nothing Plottable.
All matter shown on plat entitled "Survey for Hammett-Wilkins" prepared by Wolfe & Huskey, Inc. Engineering and Surveying recorded October 13, 1978 in Plat Book 82, Page 221, Office of the Register of Deeds for Spartanburg County, South Carolina. No plottable matters to address from document. Nothing Plotted.

8 ZONING INFORMATION

Awaiting zoning report.

19 SURVEY DRAWING



11 SURVEYOR'S NOTES

- 1. No observable evidence of earth moving work, building construction or building additions within recent months.
2. No observable evidence of site use as a solid waste dump, dump or sanitary landfill.
3. Property has direct physical access to the public right-of-way(s) of S.C. Highway 292 (S. Main Street) & Culp Street (S-42-980).
4. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
5. Property Information: Tax Parcel: 1-44-06-215.00, Deed Book: 59F-632, Plat Book: 82-221
6. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments on the subject property or upon adjacent land abutting said property unless shown hereon and was made in accordance with laws and/or Minimum Standards of the State of South Carolina.
7. Notes pertaining to Table A Items of the 2021 ALTA Standards.
Item 2: Posted address #79 was observed at time of survey.
Item 11: Underground utilities are shown hereon based solely on observed evidence collected pursuant to section 5.e.iv., plans were not provided to surveyor by utility companies or client. Markings were not provided by 811 utility locate service.
Item 14: This site sets at intersection of S.C. Highway 292 (South Main Street) & Culp Street.
Item 16: On the date of field survey there was no observed evidence of current earth moving, building construction or building additions.
Item 17: Surveyor is unaware of any proposed changes in street right-of-way lines, available from the controlling jurisdiction. No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
Item 20a: There were no offsite easements or servitudes disclosed by the title report benefiting the subject property.

16 VICINITY MAP



14 BUILDING AREA

4,179 SQ.FT.

15 BUILDING HEIGHT

21.4±

13 LAND AREA

1.130 ACRES, 49,203 SQ.FT. (GROSS MEASURED)

12 PARKING INFORMATION

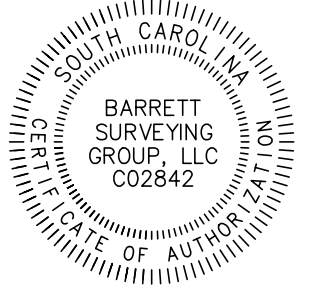
36 Standard Spaces, 2 Handicap Spaces, 38 Total Parking Spaces

10 BASIS OF BEARING

The bearing N77°45'00"W, being located on the southern property line of the subject property within the public right-of-way of Culp Street (S-42-980) was used as the basis of bearings for this survey and is the same bearing shown on Plat Book 82, Page 221, Spartanburg County Registry.

4 SURVEYOR CERTIFICATION

To: Bank of America, National Association; First American Title Insurance Company; FA Commercial Due Diligence Services Co.
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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 19 and 20(a) (Graphically depict in relation to the subject tract or property any offsite easements or servitudes benefiting the surveyed property and disclosed in Record Documents provided to the surveyor as part of the Schedule "A") of Table A thereof. The field work was completed on 06/17/2025.
Date of Plat: 06/20/2025



DIGITAL COPY OF PRELIMINARY SURVEY RELEASED FOR CLIENT REVIEW AND COMMENT
R. Scott Barrett, PLS Date
SC Registration No. 23203
This plat is not suitable for recordation, unless bearing the original signature, date, and raised embossed seal of Professional Land Surveyor.

Approved CDS Surveyor
BARRETT SURVEYING GROUP
Barrett Surveying Group LLC
137 Commons Way | Greenville SC 29611 | 864-834-3732
www.barrettsurveying.com
SC Certificate of Authorization: CO2842

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 45083C0140D, which bears an effective date of 01/06/2011 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
Zone "X" denotes area outside the 0.2% annual chance floodplain.

6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

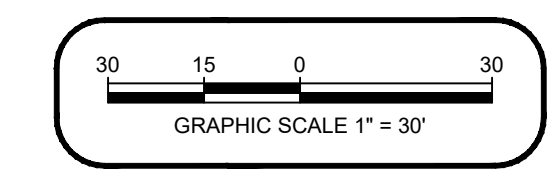
7 POSSIBLE ENCROACHMENTS

- The Bank of America Directional Sign is located wholly within the public right-of-way of S.C. Highway 292 (South Main Street) a maximum distance of 5.5 feet.
The Bank of America Exit Sign is located wholly within the public right-of-way of S.C. Highway 292 (South Main Street) a maximum distance of 8.2 feet.
The subject property's concrete curb & gutter protrudes onto S.C. Highway 292 (South Main Street) a distance of 3.3 feet.
The subject property's concrete wall with 3' chain link fence protrudes onto S.C. Highway 292 (South Main Street) a distance of 4.8 feet.
Adjoiner drains storm water runoff through a structure across the subject property without the benefit of a recorded easement known or surveyed.
The subject property's concrete curb & gutter and parking area protrudes onto the adjoiner a maximum distance of 33.0 feet for a distance of 22.4 feet.
The subject property's light pole and concrete base protrudes onto Culp Street a distance of 2.2 feet.
The subject property's light pole and concrete base protrudes onto Culp Street a distance of 2.7 feet.

9 LEGEND

Legend table with symbols for Property Line, Concrete Surface, Adjoiner Line, etc., and their corresponding symbols for Headwall, Light Pole, Monument, etc.

17 NORTH ARROW / SCALE



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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021).
This Work Coordinated By: FA Commercial Due Diligence Services Co.
CDS COMMERCIAL DUE DILIGENCE SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcdfs.com
Toll Free: 888.322.7371

Table with Drwn By: JBS, Date: 06/20/2025, Surveyor Ref: 25-081, Aprvd By: RSB, Field Date: 06/17/2025, Scale: 1" = 30'

Prepared For: Bank of America, National Association
Commitment No: NCS-SC2-526-NC
Client Ref. No: SC2-526

20 Project Address
79 S. Main St., Inman, SC 29349
Project Name: BOA SC2-526 Update
CDS Project Number: 25-06-0126