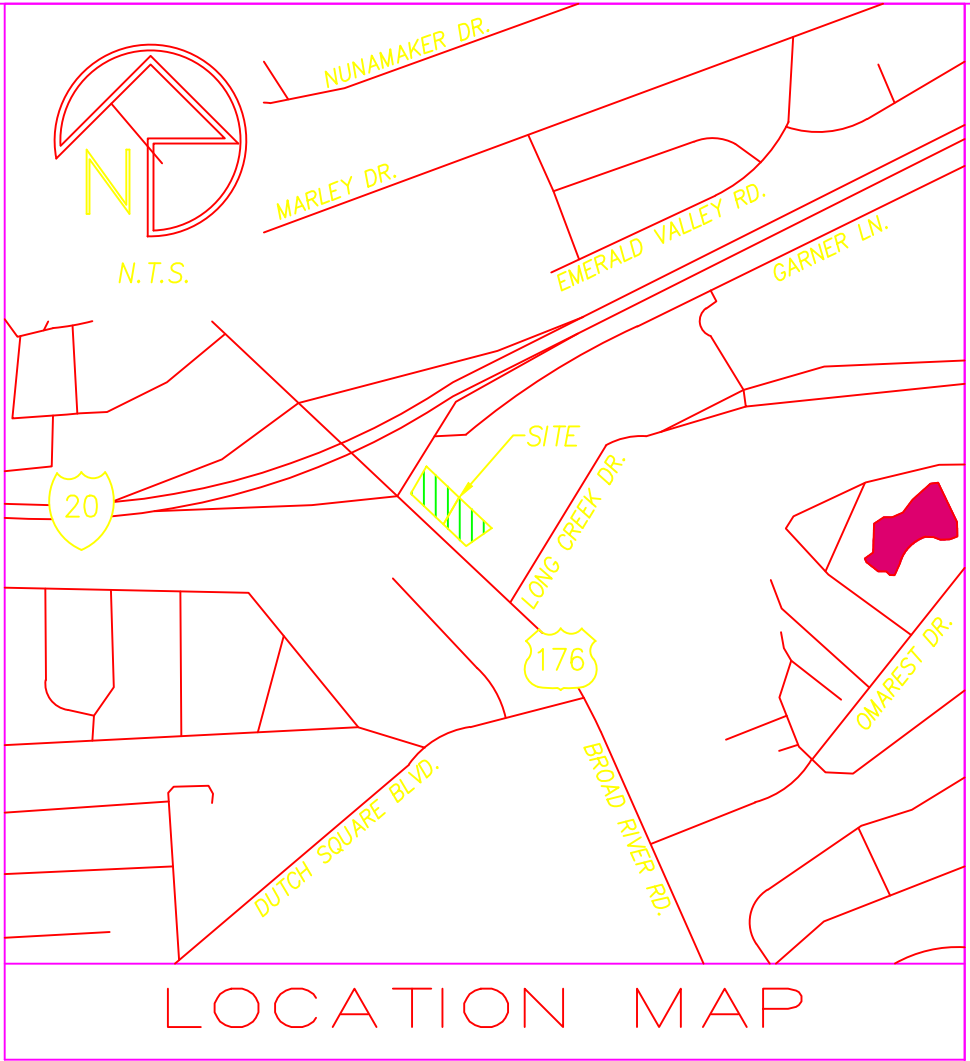
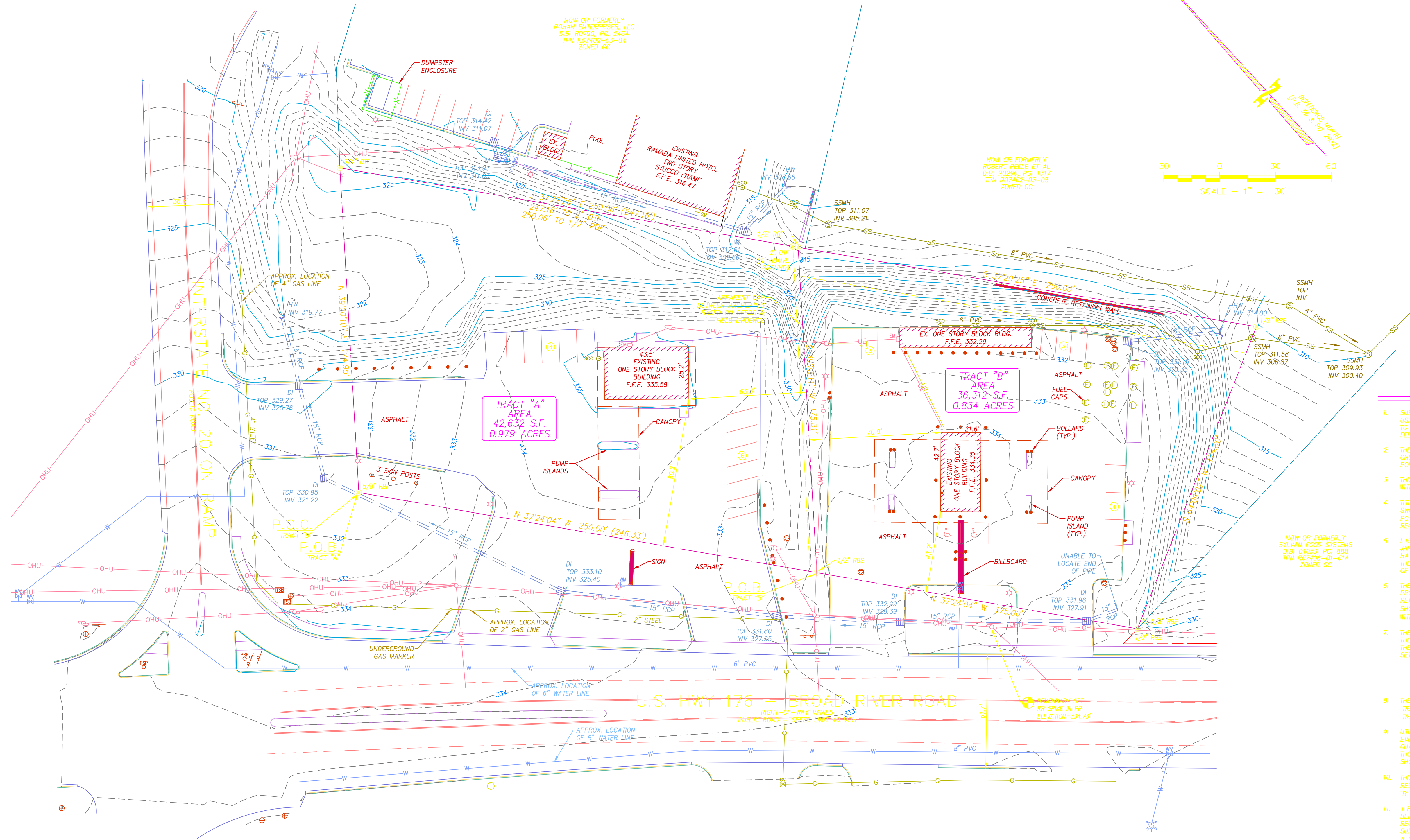




Bechtler Greenfield Surveying, LLC
2959 Cherokee Street NW, Suite 203
Kennesaw, Georgia 30144
Phone: 770.702.2616
Fax: 770.702.2616
Email: info@gsurveying.com

GENERAL NOTES

- SURVEY PROCEDURES: THIS SURVEY IS BASED ON MEASUREMENTS OBTAINED USING AN INSTRUMENT CAPABLE OF READING ANGULAR MEASUREMENTS DIRECTLY TO A MINIMUM OF 5 SECONDS OF ARC AND LINEAR DIMENSIONS DIRECTLY TO 0.01 FEET.
- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 55,603 FEET, AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE METHOD.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 126,853 FEET.
- TITLE TO THE SURVEYED PROPERTY IS CURRENTLY VESTED IN (TRACT "A") SWORDFISH INVESTMENTS, L.L.C. BY VIRTUE OF A DEED RECORDED IN D.B. 1381, PG. 802, AND (TRACT "B") RACETRAC PETROLEUM, INC. BY VIRTUE OF A DEED RECORDED IN D.B. 636, PG. 259 RICHLAND COUNTY, SOUTH CAROLINA RECORDS.
- I HAVE EXAMINED FEMA FLOOD INSURANCE RATE MAP NO. 45079C0005 G DATED JANUARY 18, 1994 AND MAP NO. 45079C0001 H DATED FEBRUARY 20, 2002 AND HAVE DETERMINED BASED SOLELY BY GRAPHICALLY SCALING THE LOCATION ON THE MAP THAT THIS PROPERTY IS NOT SHOWN TO BE LOCATED WITHIN THE LIMITS OF A DESIGNATED FLOOD HAZARD AREA.
- THE BASIS OF NORTH USED FOR THIS SURVEY IS FROM A PLAT FOR PEACH PROPERTIES, INC. BY A & S OF COLUMBIA, INC., DATED APRIL 2, 1996 AND LAST REVISED APRIL 17, 1996, AND RECORDED IN P.E. 56, PG. 2932. ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON NGS MONUMENT DESIGNATED "HOLT", WITH PID "EC2906, WITH AN ELEVATION OF 332.49'.
- THE SURVEYED PROPERTY IS ZONED GC (GENERAL COMMERCIAL) ACCORDING TO THE RICHLAND COUNTY PLANNING & ZONING DEPARTMENT AND IS SUBJECT TO THE REQUIREMENTS AND RESTRICTIONS OF THIS ZONING CLASSIFICATION. THE SETBACK REQUIREMENTS FOR THIS ZONING CLASSIFICATION ARE:

FRONT	25 FT.
SIDE	0 FT.
REAR	10 FT.
- THE TAX PARCEL ID'S FOR THE SUBJECT PROPERTIES ARE:
TRACT "A" R07402-03-01
TRACT "B" R07402-03-02A & R07402-03-02B
- UTILITY INFORMATION SHOWN ON THIS SURVEY IS BASED ON ABOVE GROUND EVIDENCE OBSERVED AT THE TIME OF FIELD SURVEY. NO CERTIFICATION, GUARANTEE, OR WARRANTY OF ANY KIND IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UTILITIES SHOWN OR NOT SHOWN ON THIS SURVEY.
- THIS SURVEY WAS PERFORMED TO ALTA/ACSM LAND TITLE REQUIREMENTS WITH RESPECT TO TRACT "A" ONLY. THE BOUNDARY AND AS-BUILT SURVEY OF TRACT "B" WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- 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 SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "C" SURVEY AS SPECIFIED THEREIN.
- CONTOUR INTERVALS ARE ONE FOOT.

LEGEND

- | | | | |
|--|--|--|--------------------------|
| | EXISTING BUILDING | | FIRE HYDRANT |
| | LAND LOT LINE | | WATER VALVE |
| | PROPERTY LINE | | GAS VALVE |
| | TREE LINE | | WATER METER |
| | UTILITY POLE WITH OVERHEAD LINES & GUY | | WELL |
| | STORM DRAIN PIPE WITH HEADWALL | | MONITORING WELL |
| | DOUBLE-WING CATCH BASIN | | INVERT |
| | SINGLE-WING CATCH BASIN | | ELEVATION |
| | JUNCTION BOX | | CONCRETE |
| | DROP INLET | | SANITARY |
| | DRAINAGE DITCH OR SWALE | | DIAMETER |
| | EXISTING 2 FOOT CONTOUR | | LAND LOT LINE |
| | EXISTING GRADE SPOT ELEVATION | | CORRUGATED METAL PIPE |
| | DIRECTION OF SURFACE FLOW | | REINFORCED CONCRETE PIPE |
| | RECORDED DATA | | REBAR PIN FOUND |
| | PARKING SPACE COUNT | | OPEN TOP PIPE FOUND |
| | LIGHT POLE | | CONCRETE MONUMENT FOUND |
| | ELECTRICAL TRANSFORMER BOX | | ROD FOUND |
| | PEDESTRIAN SIGNAL POLE | | BRASS DISK FOUND |
| | | | AXLE FOUND |
| | | | REBAR PIN SET |

TRACT "A" LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING NEAR THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" RBF LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF BROAD RIVER ROAD (RIGHT-OF-WAY VARIES) AND THE ON RAMP TO INTERSTATE NO. 20 (NORTH BOUND); THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID ON RAMP NORTH 39°20'10" EAST, A DISTANCE OF 174.95 FEET TO A 3/4" OTF; THENCE LEAVING SAID RIGHT-OF-WAY SOUTH 37°29'25" EAST, DISTANCE OF 250.06 FEET TO A 1/2" RBF, PASSING THROUGH A 2" OTF LOCATED AT 247.16 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 39°23'11" WEST, A DISTANCE OF 175.31 FEET TO A 1/2" RBS ON THE NORTHEASTERLY RIGHT-OF-WAY OF BROAD RIVER ROAD; THENCE NORTH 37°24'04" WEST, A DISTANCE OF 250.00 TO THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 42,632 SQUARE FEET OR 0.979 ACRES MORE OR LESS.

TRACT "B" LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING NEAR THE CITY OF COLUMBIA, RICHLAND COUNTY, SOUTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" RBF LOCATED AT THE NORTHEASTERN CORNER OF THE INTERSECTION OF BROAD RIVER ROAD (RIGHT-OF-WAY VARIES) AND THE ON RAMP TO INTERSTATE NO. 20 (NORTH BOUND); THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ON RAMP NORTH 39°20'10" EAST, A DISTANCE OF 250.00 TO A 1/2" RBS AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 39°23'11" EAST, A DISTANCE OF 175.31 FEET TO A 1/2" RBF; THENCE SOUTH 37°29'25" EAST, A DISTANCE OF 250.03 FEET TO A 1/2" RBF; THENCE SOUTH 64°09'02" WEST, A DISTANCE OF 174.60 FEET TO A 1/2" RBS ON THE NORTHEASTERLY RIGHT-OF-WAY OF BROAD RIVER ROAD; THENCE ALONG SAID RIGHT-OF-WAY NORTH 37°24'04" WEST, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

SAID TRACT HAVING AN AREA OF 36,312 SQUARE FEET OR 0.834 ACRES MORE OR LESS.

TITLE EXCEPTIONS

- THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF STEWART TITLE GUARANTY COMPANY COMMITMENT FOR TITLE INSURANCE NUMBER C-9912-2927525 DATED MARCH 20, 2008 AT 8:00 AM.
- SURVEYORS COMMENTS ARE WITH RESPECT TO THAT PARCEL CONVEYED TO SWORDFISH INVESTMENTS, LLC BY VIRTUE OF A DEED RECORDED IN D.B. D1381, PG. 802 AND SHOWN AS TRACT "A" HEREON. THE SURVEY OF TRACT "B" WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT.
- SURVEY-RELATED SCHEDULE B -- SECTION 2 EXCEPTIONS
- 3(B) SIGN, LIGHT POLES AND LINES, POWER POLES AND LINES, ALL AS SHOWN ON PLAT PREPARED FOR PEACH PROPERTIES, INC., BY A & S OF COLUMBIA, INC., DATED APRIL 2, 1996, LAST REVISED APRIL 17, 1996, AND RECORDED MAY 9, 1996, IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 56 AT PAGE 2932. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
- 3(C) SUCH STATE OF FACTS AS WOULD BE DISCLOSED BY AN ACCURATE SURVEY AND INSPECTION OF THE INSURED PREMISES, SUBSEQUENT TO APRIL 17, 1996, THE DATE OF THE LAST REVISION OF PLAT DATED APRIL 2, 1996, PREPARED FOR PEACH PROPERTIES, INC., BY A & S OF COLUMBIA, INC., AND RECORDED MAY 9, 1996, IN THE OFFICE OF THE REGISTER OF DEEDS FOR RICHLAND COUNTY IN PLAT BOOK 56 AT PAGE 2932. AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

CERTIFICATION

TO: RACETRAC PETROLEUM, INC., MESQUITE CREEK DEVELOPMENT, INC., AND STEWART TITLE GUARANTY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 10, 11A, 13 AND 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

SIGNED _____ DATE _____
RODNEY E. ABNEY, JR.
SOUTH CAROLINA PLS NO. 23202

DRAWING SCALE:	1" = 30 FT.
FIELDWORK DATE:	04-01-08
RELEASE DATE:	04-28-08
FIELDWORK BY:	RCS
DRAWN BY:	WHB
CHECKED BY:	WHB
NO. DATE	REVISIONS
1	DESCRIPTION
2	
3	
4	

0.834 ACRES & 0.979 ACRES
2116 BROAD RIVER ROAD
COLUMBIA, SC 29210
TMS #07402-03-01
RICHLAND COUNTY - SOUTH CAROLINA

ALTA/ACSM LAND TITLE SURVEY FOR
RACETRAC PETROLEUM, INC.
MESQUITE CREEK DEVELOPMENT, INC.
STEWART TITLE GUARANTY COMPANY

PROJECT NO.
08-115
DRAWING FILE:
08-115-0 SURVEY.DWG
SHEET NO.
S-1
1 OF 1