

CERTIFICATE

FILED  
GREENVILLE CO. S.C.  
APR 4 12 43 PM '85  
DONNIE S. WALKERSLEY  
R.M.C.

I, being a duly licensed and qualified surveyor of the State of South Carolina, hereby certify to The Mutual Benefit Life Insurance Company, Tiger Title Insurance Company, and Southport Realty Associates, A Connecticut General Partnership and Stanley Gruber, that the survey prepared by me entitled "As-Built Survey for Southport Realty Associates, A Connecticut General Partnership, and Stanley Gruber" and dated March 7, 1985, was actually made upon the ground and that it correctly represents the property owned by Southport Realty Associates, A Connecticut General Partnership, and Stanley Gruber; that it and the information, courses and distances shown thereon are correct; that the title lines and lines of actual possession are the same; that the size, location and type of structures, buildings and improvements are as shown and all are within the boundary lines of the property; that, unless otherwise noted on the survey, said structures, buildings and improvements are completed, that there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements; that there are no easements, party walls, encroachments or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted thereon; that there are no gaps or overlaps; that all parcels comprising the whole property are contiguous; that all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land; that access to the property shown on the survey is by means of publicly dedicated streets or properly recorded easements as shown on said survey; that the location of all public roads, alleys, rights of way, streets, slope rights and highways are correctly shown; that the survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the survey; and that the parcels described herein do not lie within flood hazard areas in accordance with the document entitled "Department of Housing and Urban Development, Federal Insurance Administration- Special Flood Hazard Area Maps." This survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by ALTA and ACSM in 1962.

*John A. Simmons*  
John A. Simmons Reg. Surveyor  
in S.C. #2212

AS-BUILT SURVEY  
FOR  
SOUTHPORT REALTY ASSOCIATES, A CONNECTICUT  
GENERAL PARTNERSHIP, AND STANLEY GRUBER

Located approx. 3 miles S.W. of Greenville

GREENVILLE COUNTY, SOUTH CAROLINA

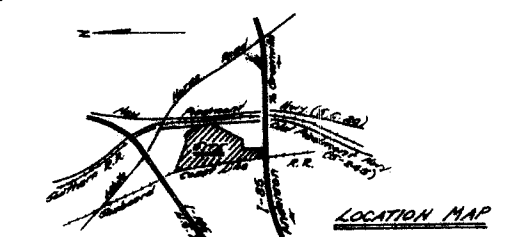
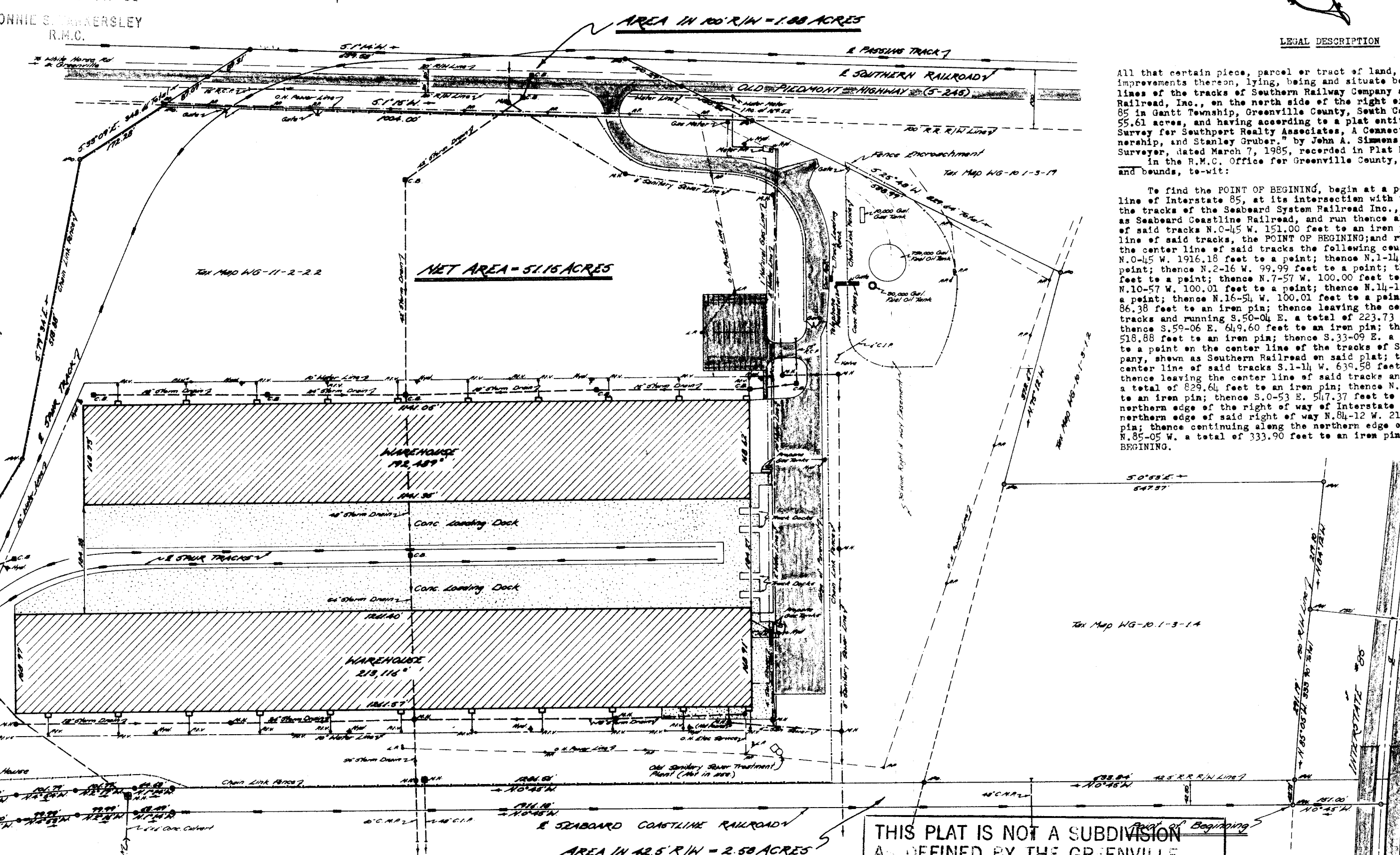
SCALE: 1"=100 FEET MARCH 7, 1985

NOTE: PLAT REDUCED IN SIZE FOR RECORDING

NOTE: The above plat shows a resurvey of the property shown on plat recorded in Plat Book 000 at Page 171.

I hereby certify that the location of the structures shown on this plat were as shown on the above plat and the area was determined by the appropriate method of calculation as shown on the plat.

*John A. Simmons*  
Registered Land Surveyor #2212



LEGAL DESCRIPTION

All that certain piece, parcel or tract of land, with any and all improvements thereon, lying, being and situate between the center lines of the tracks of Southern Railway Company and Seaboard System Railroad, Inc., on the north side of the right of way for Interstate 85 in Gantt Township, Greenville County, South Carolina, containing 55.61 acres, and having according to a plat entitled "As-Built Survey for Southport Realty Associates, A Connecticut General Partnership, and Stanley Gruber," by John A. Simmons, Registered Land Surveyor, dated March 7, 1985, recorded in Plat Book 000 at Page 171 in the R.M.C. Office for Greenville County, the following metes and bounds, to-wit:

To find the POINT OF BEGINNING, begin at a point on the center line of Interstate 85, at its intersection with the center line of the tracks of the Seaboard System Railroad Inc., shown on said plat as Seaboard Coastline Railroad, and run thence along the center line of said tracks N.0-45 W. 151.00 feet to an iron pin on the center line of said tracks, the POINT OF BEGINNING; and running thence along the center line of said tracks the following courses and distances: N.0-45 W. 1916.18 feet to a point; thence N.1-14 W. 63.49 feet to a point; thence N.2-16 W. 99.99 feet to a point; thence N.4-53 W. 99.99 feet to a point; thence N.7-57 W. 100.00 feet to a point; thence N.10-57 W. 100.01 feet to a point; thence N.14-53 W. 100.02 feet to a point; thence N.16-54 W. 100.01 feet to a point; thence N.18-33 W. 86.38 feet to an iron pin; thence leaving the center line of said tracks and running S.50-04 E. a total of 223.73 feet to an iron pin; thence S.59-06 E. 649.60 feet to an iron pin; thence S.79-34 E. 518.88 feet to an iron pin; thence S.33-09 E. a total of 348.66 feet to a point on the center line of the tracks of Southern Railway Company, shown as Southern Railroad on said plat; thence along the center line of said tracks S.1-14 W. 639.58 feet to an iron pin; thence leaving the center line of said tracks and running S.25-48 W. a total of 829.64 feet to an iron pin; thence N.75-12 W. 372.67 feet to an iron pin; thence S.0-53 E. 547.37 feet to an iron pin on the northern edge of the right of way of Interstate 85; thence along the northern edge of said right of way N.84-12 W. 219.10 feet to an iron pin; thence continuing along the northern edge of said right of way N.85-05 W. a total of 333.90 feet to an iron pin, the POINT OF BEGINNING.

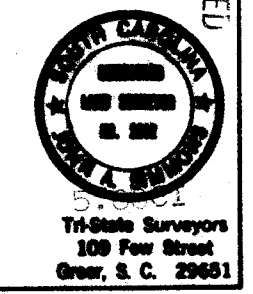
THIS PLAT IS NOT A SUBDIVISION  
AS DEFINED BY THE GREENVILLE  
COUNTY SUBDIVISION REGULATIONS.

4/4/85 *Joseph C. Little*  
Chairman, Secretary, or Director of  
Planning.  
Greenville County Planning Commission

TOTAL AREA INCLUDING R/W = 55.61 ACRES

11-G-67

APR 4 1985



Tri-State Surveyors  
100 Fox Street  
Greer, S.C. 29611