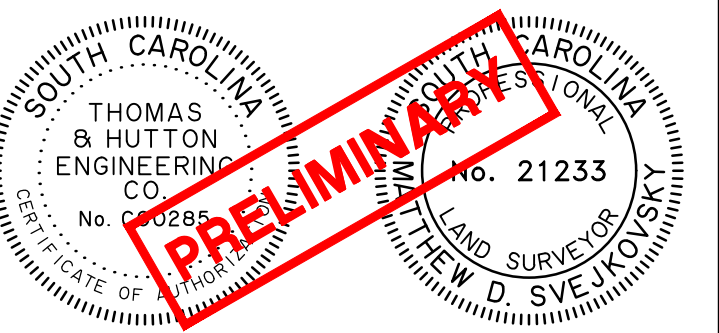
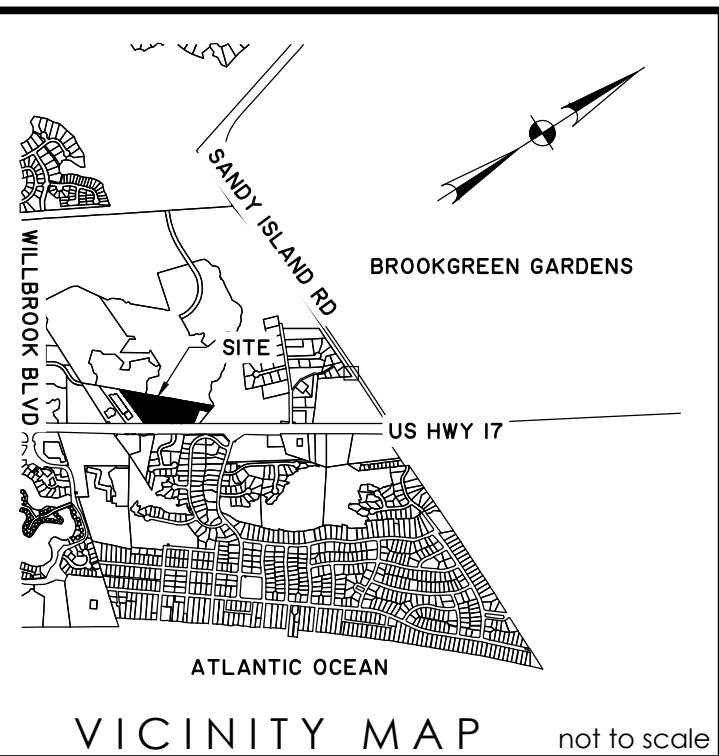


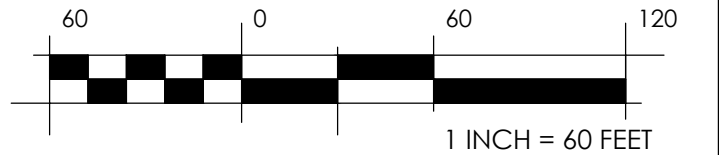
EXCEPTIONS FROM COMMONWEALTH LAND TITLE INSURANCE COMPANY  
COMMITMENT NUMBER: 21-1579  
EFFECTIVE DATE: AUGUST 18, 2021 AT 8:00 A.M.

1. 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 of this Schedule B, Part I--Requirements are met.(UNKNOWN TO SURVEYOR)
2. Rights of parties in possession of the Land (UNKNOWN TO SURVEYOR)
3. Any lien, or right to a lien, for labor, services, or material hereafter or hereof (NOT A SURVEY MATTER)
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
5. Tax for the year 2023 and subsequent years, if lien not yet due and payable.(NOT A SURVEY MATTER)
6. Any future water and sewer assessments which may become due to the Georgetown County Water and Sewer District.(NOT A SURVEY MATTER)
7. Twenty (20') foot right-of-way along U.S. Highway 17 from James Duncan to South Carolina Public Service Authority to construct and maintain a power line as set forth in that certain agreement dated December 13, 1973, and recorded in Deed Book 124 at page 89 in the Office of the ROD for Georgetown County. (AFFECTS PROPERTY AS SHOWN)
8. Richard G. Howard and Joseph W. Jekls, as Grantors, covenants, conditions and restrictions contained in the deed from Max F. Jones, Alice C. Jones and William R. Gall to Joseph W. Jekls, III, and Thomas G. Howard dated January 4, 1982 and recorded in Deed Book 197 at page 88 in the Office of the ROD for Georgetown County.(DOES NOT AFFECT PROPERTY)
9. That certain Cross Easement Agreement between Shopping Center Associates and R. S. Dickson B Company dated August 7, 1984 and recorded in Deed Book 124 at page 74 in the Office of the ROD for Georgetown County.(APPLIES TO PROPERTY-BLANKET IN NATURE)
10. Twenty (20') foot right-of-way along U.S. Highway 17 from James Duncan to South Carolina Public Service Authority to construct and maintain a power line as set forth in that certain agreement dated December 13, 1973, and recorded in Deed Book 124 at page 89 in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
11. That certain Easement Agreement between Shopping Center Associates to the Georgetown County Water and Sewer District dated October 30, 1985 and recorded on November 25, 1985 in Deed Book 231 at page 423 in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
12. Grant of Perpetual Easement given by Shopping Center Associates to the Georgetown County Water and Sewer District dated December 14, 2000 and recorded on January 9, 2001 in Deed Book 147 at page 34, in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
13. Grants and matters pertaining to the property of Shopping Center Associates, a South Carolina General Partnership to Gregory E. Hierholzer, D.M.D., said deed being dated November 6, 1996 and recorded on November 8, 1996 in Deed Book 732 at page 41 in the Office of the ROD for Georgetown County.(APPLIES TO PROPERTY AT ENTRANCE-UNABLE TO ACCURATELY PLOT-REFERENCE PLAN NOT SUPPLIED)
14. Title to any portion of the premises taken for or lying within the highway right-of-way (UNKNOWN TO SURVEYOR)
15. Grants and matters pertaining to the property of Shopping Center Associates or to the United States or Federal Government (UNKNOWN TO SURVEYOR)
16. Rights, if any, of the property owners abutting the lake in and to the waters of lake and in and to the bed thereof; also abutting and fishing rights of property owners abutting the lake or the stream of water leading therefor or therefrom.(NOT A SURVEY MATTER)
17. Interest created by, or limitations on use imposed by, the Federal Coastal Zone Management Act or other federal law or by SC Code, Chapter 39, Title 48, as amended, or any regulations promulgated pursuant to said state or federal law.(UNKNOWN TO SURVEYOR)
18. Monohes, pump station and all other matters as shown on "Utility Easement for J. W. Jekls", dated December 20, 1984, prepared by Sur-Tech Incorporated and recorded on November 25, 1985 in Plot Book 6 at page 132, in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
19. All matters as shown on "Map of 10.46 Acres of Land in Tax District No. 4 Surveyed for Richard G. Howard and Joseph W. Jekls, III", dated July 13, 1981, prepared by Samuel M. Herger, R.L.S. and recorded in Plot Book 1 at page 308 in the Office of the ROD for Georgetown County.(DOES NOT APPLY)
20. All matters as shown on "Map of 10.46 Acres of Land in Tax District No. 4 Surveyed for Richard G. Howard and Joseph W. Jekls, III", dated July 13, 1981, prepared by Samuel M. Herger, R.L.S. and recorded in Plot Book 2 at page 435 in the Office of the ROD for Georgetown County.(DOES NOT APPLY)
21. All matters as shown on "Map of 10.46 Acres of Land in Tax District No. 4 Surveyed for Richard G. Howard and Joseph W. Jekls, III", dated July 13, 1981, prepared by Samuel M. Herger, R.L.S. and recorded in Plot Book 2 at page 435 in the Office of the ROD for Georgetown County.(DOES NOT APPLY)
22. Rights of others in and to the use of any drains or ditches located over, across, in or under the insured land and rights to enter upon the same (UNKNOWN TO SURVEYOR)
23. Utility Easement granted to Georgetown County Water and Sewer District recorded in Deed Book 233 at page 460 in the Office of the ROD for Georgetown County.(AFFECTS PROPERTY AS SHOWN)
24. Georgetown County, South Carolina Stormwater Management BMP Maintenance Agreement between Lynndie Apartments, Ltd. and the Georgetown County Department of Public Service dated February 29, 2009 and recorded on May 14, 2010 in Record Book 195B at page 118, in the Office of the ROD for Georgetown County.(APPLIES TO TMS: 04-010-009-03 & 04-010-009-04)



TTHEW D. SVEJKOVSKY C. PROFESSIONAL LAND SURVEYOR CENSE NO. 21233	DATE 3/18/2022
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UPDATE ALTA WITH COMMITMENT	MDS	3-18-22
o. Revision	By	Date



plat	drawn	reviewed	field	crew
9.3.21	DOB	MDS	8/24/21	JV