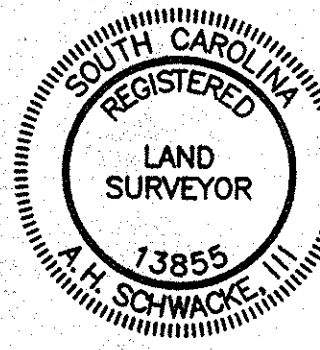


SURVEYOR'S CERTIFICATE

The undersigned hereby certifies to Union Fidelity Life Insurance Company, Chicago Title Insurance Company and Bomoza, LLC as of July 17, 2006 that this survey was actually made upon the ground; that it and other information, courses and distances shown thereon are accurate; that the title lines of actual possession are the same; that the Property description "closed" by surveying calculation that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the Property and all are within the boundary lines and applicable setback lines (whether established by subdivision plan, recorded restrictions or applicable zoning or building codes) affecting the Property; that there are no easements, rights of way or uses affecting the Property known to the undersigned or appearing from a careful physical inspection of the same, other than those shown thereon; that other than as shown thereon, there are no party walls with or encroachments upon adjoining premises, streets or alleys by any of said buildings, structures or other improvements; or encroachments upon or party walls with the Property by any building, structure or other improvement situated upon any adjoining premises; that all public streets necessary for access to the Property have been completed and dedicated and there is direct access between such streets and the Property; that the Property comprises 395788 square feet; that the Property lies within a minimal flood hazard area and is within an area designated as Flood Zone "X" shown on FEMA Flood Insurance Boundary Map No. 45018C0517J; and that the street address of the Property is 603 N. Highway 17. This survey was made in accordance with the "Minimum Standard Detail Requirements and Classifications for Land Title Surveys" jointly established by ALTA and ACSM in 1999 and meets the accuracy requirements of an Urban Survey, as defined therein.

A.H. Schwacke, III, R.L.S.
 S.C. Registration Number 13855
 Phone 843 762-7005



LEGAL DESCRIPTION

ALL that certain piece, parcel or tract of land, together with the buildings and improvements thereon, lying and being in the Town of Mount Pleasant, Charleston County, South Carolina, known as "ROYAL Z LANES, INC. TMS No. 517-04-00-105, 9.109 AC." and shown on a plat entitled "CLOSING SURVEY, 603 HIGHWAY 17 BY-PASS, TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, S.C." made by Forsberg Engineering & Surveying, Inc., dated October 20, 1994, and recorded October 21, 1994 in Plat Book EA Page 276, in the RMC Office for Charleston County, South Carolina. Said tract having such size, shape, dimensions, surveying and bounding, more or less, as will by reference to said plat more fully and at large appear.
 Said property is also shown on Plat of survey prepared by A.H. Schwacke & Associates, Inc., dated July 17, 2006, entitled: "PLAT OF A AC PARCEL, NO. 603 HIGHWAY 17 BY-PASS, EAST COOPER PLAZA, TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA," and described as follows:
 To find the point of BEGINNING, commence at a point in the southern line of U.S. Route No. 17, By-Pass, where said line is intersected by the eastern line of Cottingham Drive; run thence north seventy-two (72) degrees, thirty-eight (38) minutes, forty (40) seconds east along the southern line of U.S. Route No. 17, By-Pass, one hundred fifty and no-tenths (150.00) feet to the true point of BEGINNING; thence north seventy-two (72) degrees, thirty-eight (38) minutes, forty (40) seconds east eight hundred eighteen and seventy-one hundredths (818.71) feet to a point; thence south seventeen (17) degrees, nineteen (19) minutes, three (3) seconds east one hundred forty-nine and eighty-two hundredths (149.82) feet to a point, thence north seventy-two (72) degrees, thirty-seven (37) minutes, thirteen (13) seconds east one hundred twenty-four and ninety eight hundredths (124.98) feet to a point, thence south seventeen (17) degrees, sixteen (16) minutes, thirty-two (32) seconds east two hundred fifty-one and eighty-three hundredths (251.83) feet to a point, thence south seventy-two (72) degrees, forty-four (44) minutes, thirty (30) seconds west two hundred eight and forty-four hundredths (208.44) feet to a point, thence north eight and forty-four hundredths (8.44) feet to a point, thence south seventy-two (72) degrees, forty-three (43) minutes, thirty-six (36) seconds west three hundred thirty-three and fifty-six hundredths (333.56) feet to a point thence seventy-two (72) degrees, forty-three (43) minutes thirty-six (36) seconds west one hundred forty and no-hundredths (140.00) to a point in the eastern line of Cottingham Drive; north seventeen (17) degrees, thirty-two (32) minutes west along the eastern line of Cottingham Drive two hundred fifty and no-hundredths to a point, thence north seventy-two (72) degrees, thirty-eight (38) minutes, forty (40) seconds east one hundred fifty (150.00) feet to a point, thence north seven (7) degrees, thirty-two (32) minutes west one hundred fifty (150.00) feet to the point of BEGINNING, containing nine and one hundred nine thousandths (9.109) acres, more or less.

REFERENCE:

- 1.) PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED OCTOBER 20, 1994 BOOK EA PAGE 276 RMC CHAS. CO.
2. PLAT BY BENCHMARK SURVEYING, BUTTING AND BOUNDING, MORE OR LESS, AS WILL BY REFERENCE TO SAID PLAT MORE FULLY AND AT LARGE APPEAR. DATED APRIL 25, 1989 BOOK BV PAGE 178 RMC CHAS. CO.
3. PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED NOVEMBER 25, 1986 BOOK BL PAGE 99 RMC CHAS. CO.
4. PLAT BY E.M. SEABROOK, JR., INC. DATED DECEMBER 20, 1977 BOOK AK PAGE 37 RMC CHAS. CO.
5. GEORGE A.Z. JOHNSON, JR., INC. DATED JULY 20, 1976 BOOK W PAGE 146 RMC CHAS. CO.
6. PLAT BY E.M. SEABROOK, JR. DATED MARCH 10, 1975 BOOK AK PAGE 78 RMC CHAS. CO.
7. PLAT BY E.M. SEABROOK, JR. DATED JUNE 5, 1975 BOOK AF PAGE 60 RMC CHAS. CO.
8. PLAT BY B.P. BARBER & ASSOCIATES DATED JANUARY 4, 1995 BOOK EA PAGE 416 RMC CHAS. CO.

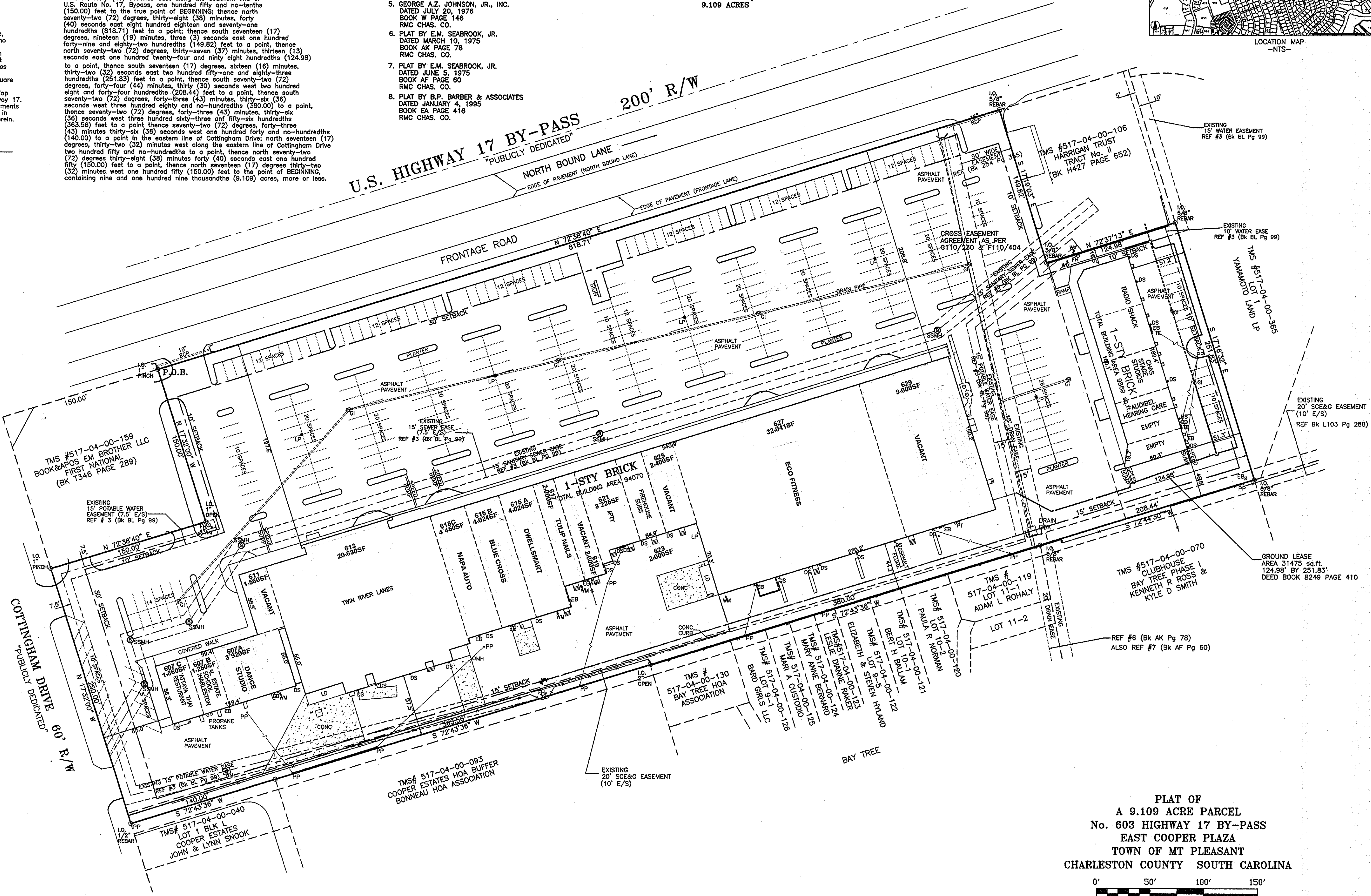
9. EASEMENT AGREEMENT TMS #517-04-00-159, 105, & 106 DEED BOOK G110 PAGE 230 RMC CHAS. CO.
10. DEED BOOK P243 PAGE 716 RMC CHAS. CO.

TAX MAP No. 517-04-00-105
 603 N HIGHWAY 17
 AREA = 398788 SQ. FT.
 9.109 ACRES

LEGEND:

- I.O. IRON OLD (FOUND)
- I.N. IRON NEW (SET)
- C.M. CONCRETE MONUMENT OLD
- W.M. WATER METER
- C.S. CONCRETE SLAB
- P.P. POWER POLE
- D.S. DOWN SPOUT
- W.V. WATER VALVE
- H.C. HANDICAPPED SPACES
- G.I. GRATE INLET
- L.P. LIGHT POLE
- S.S.M.H. SANITARY SEWER MANHOLE
- L.D. LOADING DOCK
- F.H. FIRE HYDRANT
- E.B. ELECTRIC BOX

MAG (REF No. 1)



PROPERTY IS LOCATED IN FLOOD ZONE "X" (LOCATED OUTSIDE THE 500 YR FLOOD PLAIN) AS PER FEMA FLOOD MAPS. PANEL No. 45018C0517J DATED NOVEMBER 17, 2004 COMMUNITY No. 455417

NOTES:
 BEARINGS SHOWN ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION
 AREA DETERMINED BY COORDINATE METHOD
 THE PUBLIC RECORDS REFERENCED ON THIS PLAT ARE ONLY THOSE USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH
 ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY OF THIS PLAT IS FOR DESCRIPTIVE PURPOSES ONLY.
 SETBACKS (AS PER THE TOWN OF MT PLEASANT)
 REAR = 15'
 FRONT = 30'
 SIDE = 10' (EXCEPT ON CORNER LOT 30' STREET SIDE)
 HEIGHT 35' (UNLESS INDICATED BY BLDG HEIGHT PLAN VARIANCE)
 ZONING = AB (AREA WIDE BUSINESS)
 PARKING SPACES
 383 REGULAR
 8 HANDICAPPED
 TOTAL = 391
 NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION SURVEYS WERE PERFORMED FOR THIS PLAT, THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS CONTAMINATION OR OTHER NONVISIBLE CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

PLAT OF
 A 9.109 ACRE PARCEL
 No. 603 HIGHWAY 17 BY-PASS
 EAST COOPER PLAZA
 TOWN OF MT PLEASANT
 CHARLESTON COUNTY SOUTH CAROLINA



DATE: JULY 17, 2006 SCALE: 1" = 50'
 REVISED: AUGUST 9, 2006