



CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
CI	5580.20'	573.95'	N 75°56'56" W	573.70'	5°53'35"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 10°48'28" E	14.99'
L2	N 78°53'17" W	161.50'
L3	S 11°04'42" W	14.95'
L4	N 17°17'30" E	25.00'
L5	N 72°16'44" W	115.00'
L6	N 38°32'02" W	30.55'
L7	N 27°56'21" W	88.18'
L8	N 02°08'58" W	119.65'
L9	S 83°26'14" W	26.60'
L10	N 34°20'39" W	31.91'
L11	N 01°59'56" W	31.14'
L12	N 05°00'42" W	66.31'
L13	N 74°51'09" W	37.00'
L14	N 06°55'27" W	66.15'
L15	N 09°52'12" W	123.91'
L16	N 19°35'14" W	38.05'
L17	N 21°42'04" E	84.92'
L18	N 19°31'37" W	58.91'
L19	N 19°37'47" E	25.94'
L20	N 48°17'17" W	29.07'
L21	N 28°05'37" W	58.01'
L22	N 49°36'43" W	30.15'
L23	N 11°55'34" W	50.49'
L24	N 59°41'44" W	78.66'
L25	N 26°03'28" W	32.19'
L26	N 34°00'57" W	49.58'

LINE TABLE		
LINE	BEARING	LENGTH
L27	N 04°54'30" E	50.74'
L28	N 76°36'22" W	30.15'
L29	N 32°38'53" W	53.00'
L30	N 20°54'13" E	41.92'
L31	N 28°28'23" W	37.39'
L32	N 10°56'07" W	61.60'
L33	N 07°13'29" E	82.53'
L34	N 57°51'51" W	28.78'
L35	N 06°01'24" E	39.58'
L36	N 15°54'04" W	44.39'
L37	N 23°48'48" E	42.62'
L38	N 58°04'59" E	43.58'
L39	N 04°51'09" E	12.65'
L40	N 50°47'16" W	22.05'
L41	N 22°24'08" E	34.59'
L42	N 54°27'11" E	16.57'
L43	N 08°22'51" E	33.29'
L44	N 27°41'40" E	64.48'
L45	N 39°25'46" W	35.83'
L46	N 03°17'13" W	56.32'
L47	N 08°43'38" E	33.79'
L48	N 28°56'01" W	42.78'
L49	N 85°09'06" W	20.83'
L50	N 04°26'58" E	9.97'
L51	N 04°26'58" E	121.69'
L52	S 18°29'27" E	95.09'

FRANCIS B & RALPH S. OWINGS, JR.  
TMS #156-00-00-012  
DEED BOOK 1258, PAGE 70

1" REBAR W/ "GLENN ASSOCIATES"  
CAP FOUND AT 1-1/2" OPEN TOP

FM2 HOLDINGS LLC  
TMS #156-00-00-011  
DEED BOOK 1294, PAGE 263  
PLAT BOOK A764, PAGE 006

MARVIN A. OWINGS Jr.  
TMS #157-00-00-001  
DEED BOOK 723, PAGE 010  
PLAT BOOK A456, PAGE 002

avera PROPERTIES LLC  
TMS #157-00-00-002  
121.684 acres

COUNTRY FRESH CAROLINA LLC  
TMS #189-00-00-028  
DEED BOOK 1311, PAGE 136  
PLAT BOOK A425, PAGE 008

**LEGEND**

- IRON PIPE FOUND (SEE EX. #6)
- IRON PIPE SET
- IRON REBAR FOUND (SEE EX. #6)
- ⊕ UNDERGROUND UTILITY LINE MARKER
- MEANDER POINT (NO MONUMENT)
- ⊥ POWER POLE (SEE EX. #6)

**REFERENCES:**

1. PLAT BY MICHAEL R. MILLS  
DATED JUNE 7, 2000  
PLAT BOOK A339, PAGE 001
2. PLAT BY S. CLAY RYKARD  
DATED OCTOBER 15, 2016  
PLAT BOOK A764, PAGE 006

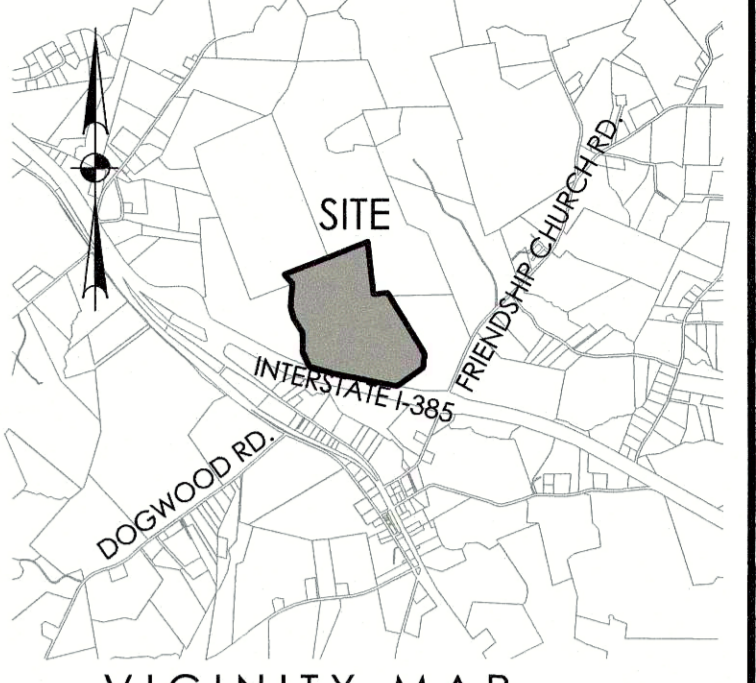
EXHIBIT "A" PROPERTY DESCRIPTION PER  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT No. 17.022RE  
EFFECTIVE DATE: OCTOBER 18, 2017 @ 9:00 a.m.

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, TOGETHER WITH ANY AND ALL IMPROVEMENTS LOCATED THEREON, LYING AND BEING SITUATE IN THE STATE OF SOUTH CAROLINA, COUNTY OF LAURENS, BEING SHOWN AND DESCRIBED AS A TRACT OF 121.684 ACRES, MORE OR LESS, ON THAT PLAT OF SURVEY PREPARED BY MICHAEL R. MILLS, SCPLS, DATED JUNE 7, 2000 AND MADE OF RECORD AT PLAT BOOK A339, PAGE 1, RECORDS OF THE REGISTER OF DEEDS OFFICE FOR LAURENS COUNTY, SOUTH CAROLINA, REFERENCE TO WHICH PLAT IS INVITED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF THE SUBJECT REAL PROPERTY.

THIS CONVEYANCE IS MADE SUBJECT TO EASEMENTS, RIGHTS-OF-WAY, SET BACK LINES, ZONING ORDINANCES, COVENANTS AND/OR RESTRICTIONS OF RECORD AND/OR APPEARING UPON THE PREMISES.

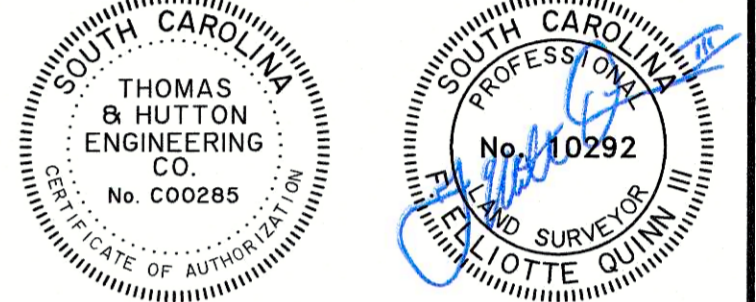
SCHEDULE B SECTION II TITLE EXCEPTIONS PER  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT No. 17.022RE  
EFFECTIVE DATE: OCTOBER 18, 2017 @ 9:00 a.m.

6. MATTERS SHOWN ON THAT PLAT PREPARED BY GLEN ASSOCIATES LAND SURVEYING COMPANY FOR MONTA ETHEL OWINGS ACERA, AND RECORDED ON MARCH 27, 2001 IN THE OFFICE OF THE CLERK OF COURT FOR LAURENS COUNTY IN BOOK A339, PAGE 1. (AS SHOWN HEREON)
7. EASEMENTS AND RIGHTS-OF-WAY. (AS SHOWN HEREON)
8. EXCEPTION IS TAKEN TO ANY ENVIRONMENTAL MATTERS PERTAINING TO SAID PROPERTY, SPECIFICALLY IN THE MATTER THAT MIGHT BE REVEALED AS A RESULT OF A FULL ENVIRONMENTAL ASSESSMENT, INCLUDING SOIL TESTING, AT THE SUBJECT PROPERTY. (APPLIES BUT NOT PLOTTABLE)
9. ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS AFFECTING SAID PROPERTY WHETHER VISIBLE OR RECORDED. (APPLIES BUT NOT PLOTTABLE)
10. SECURITY INTERESTS WHICH MAY HAVE ATTACHED TO FIXTURES ON THE SUBJECT PROPERTY AS PROVIDED IN ARTICLE 9 OF THE UNIFORM COMMERCIAL CODE. (APPLIES BUT NOT PLOTTABLE)
11. FEDERAL JUDGEMENTS, LIENS, OR PROCEEDINGS FILED ONLY IN THE FEDERAL COURT OR ONLY AT THE DISTRICT OFFICE OF THE INTERNAL REVENUE SERVICE. (APPLIES BUT NOT PLOTTABLE)
12. MATTERS OCCURRING PRIOR TO OR SUBSEQUENT TO THE INCLUSIVE DATES OF EXAMINATION. (APPLIES BUT NOT PLOTTABLE)
13. COMPLIANCE WITH ANY LOCAL, COUNTY, STATE, OR FEDERAL GOVERNMENT LAW OR REGULATION RELATIVE TO ZONING, SUBDIVISION, OCCUPANCY, USE, CONSTRUCTION OR DEVELOPMENT OF THE SUBJECT PROPERTY. (APPLIES BUT NOT PLOTTABLE)
14. THIS COMMITMENT EXPRESSES NO WARRANTY OF TITLE TO ANY MOBILE HOME OR OTHER PERSONAL PROPERTY OF ANY KIND OR NATURE. (APPLIES BUT NOT PLOTTABLE)
15. THIS COMMITMENT DOES NOT COVER MATTERS OF SURVEY, FLOOD ZONE, OR ROLLBACK TAXES. (APPLIES BUT NOT PLOTTABLE)



VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



ALTA/NSPS CERTIFICATION  
TO: 1939 LAND MANAGEMENT, LLC  
OLD REPUBLIC TITLE INSURANCE COMPANY  
LAURENS COUNTY DEVELOPMENT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(a), 9, 11, 13 AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2017.

F. ELLIOTT QUINN, III  
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 10292

ALTA/NSPS LAND TITLE  
SURVEY OF A  
**121.684 Acre TRACT**  
OWNED BY  
**avera PROPERTIES LLC**  
**TMS #157-00-00-002**

NEAR THE TOWN OF GRAY COURT  
LAURENS COUNTY, SOUTH CAROLINA

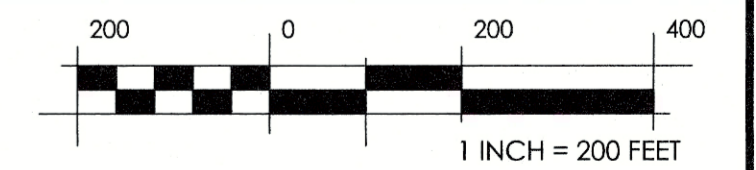
prepared for  
LAURENS COUNTY  
DEVELOPMENT CORPORATION

No.	Revision	By	Date



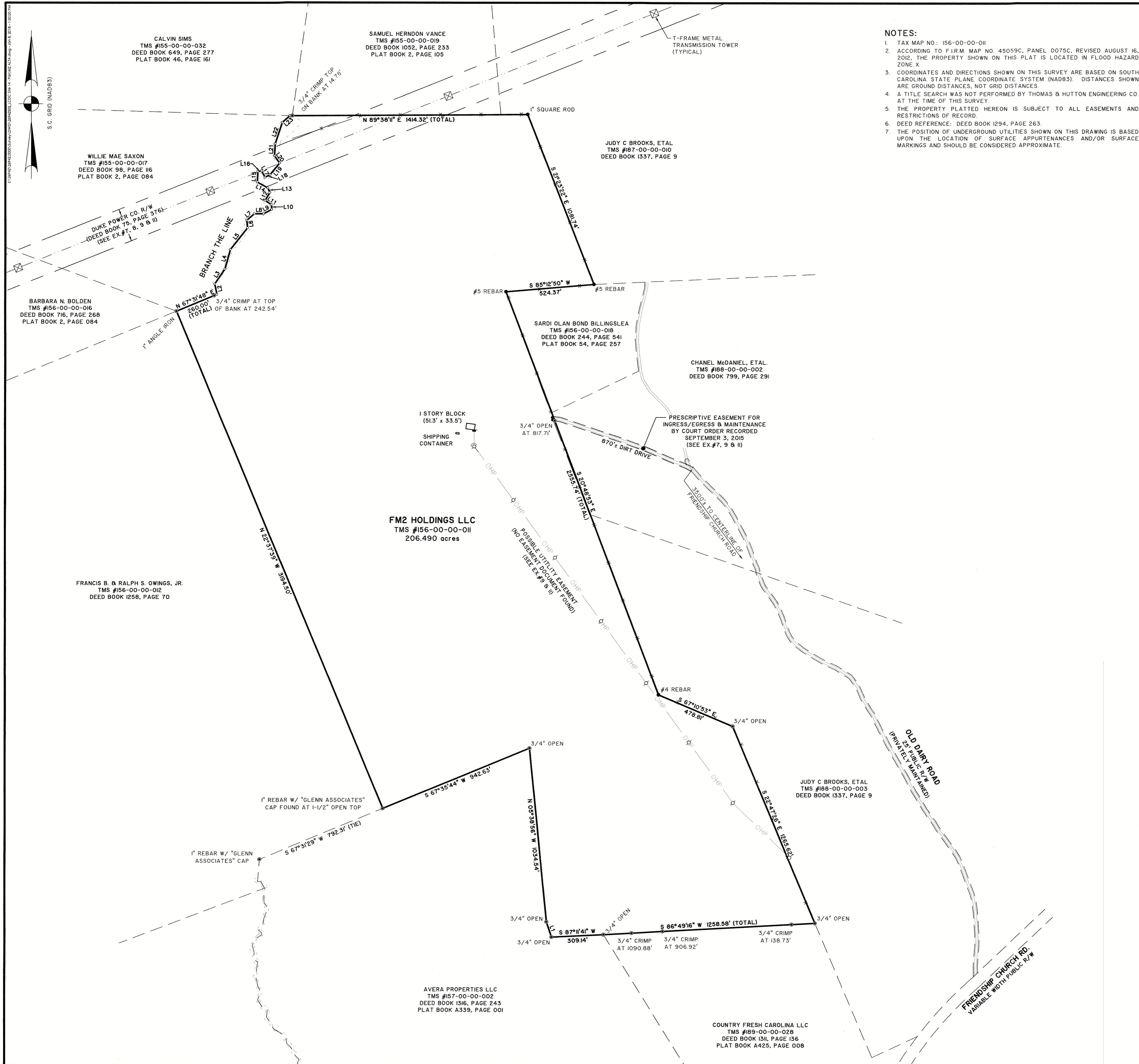
682 Johnnie Dodds Boulevard • Suite 100  
Mt. Pleasant, SC 29464 • 843.849.0200

www.thomasandhutton.com



plat	drawn	reviewed	field	crew
12/07/17	Jp	feq	11/10/17	nh

- NOTES:**
1. TAX MAP NO. (PARENT TRACT): 157-00-00-002
  2. ACCORDING TO F.I.R.M. MAP NO. 45059C, PANEL 0075C, REVISED AUGUST 16, 2012, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
  3. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
  4. A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
  5. THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
  6. DEED REFERENCE: DEED BOOK 1316, PAGE 243.
  7. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
  8. AT THE TIME OF THE SURVEY, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION OBSERVED.



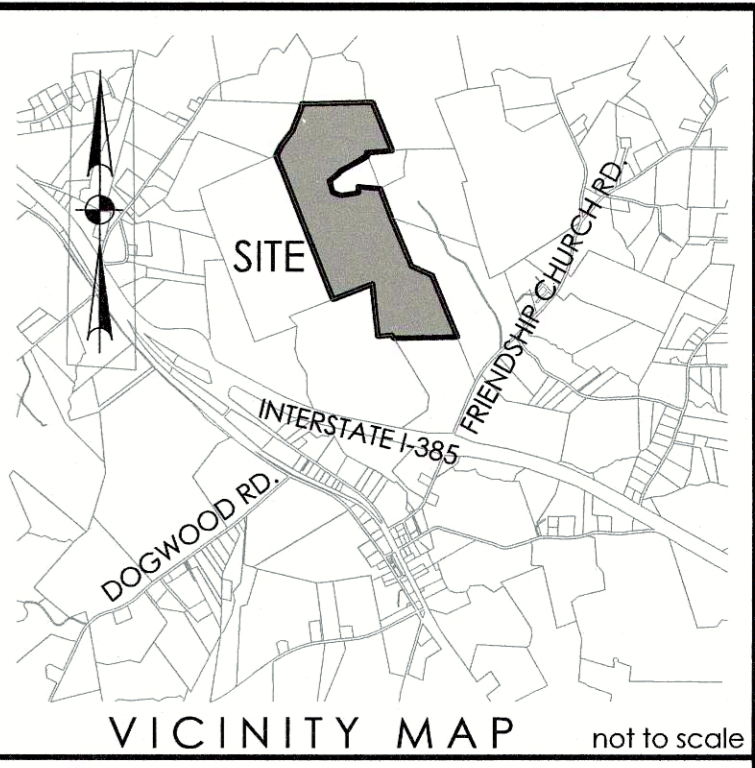
**NOTES:**

- TAX MAP NO.: 156-00-00-011
- ACCORDING TO F.I.R.M. MAP NO. 45059C, PANEL 0075C, REVISED AUGUST 16, 2012, THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
- COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
- A TITLE SEARCH WAS NOT PERFORMED BY THOMAS & HUTTON ENGINEERING CO. AT THE TIME OF THIS SURVEY.
- THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
- DEED REFERENCE: DEED BOOK 1294, PAGE 263.
- THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.

- LEGEND**
- IRON PIPE FOUND
  - IRON REBAR FOUND
  - MEANDER POINT (NO MONUMENT)
  - POWER POLE
  - GUY WIRE
  - ELECTRIC METER

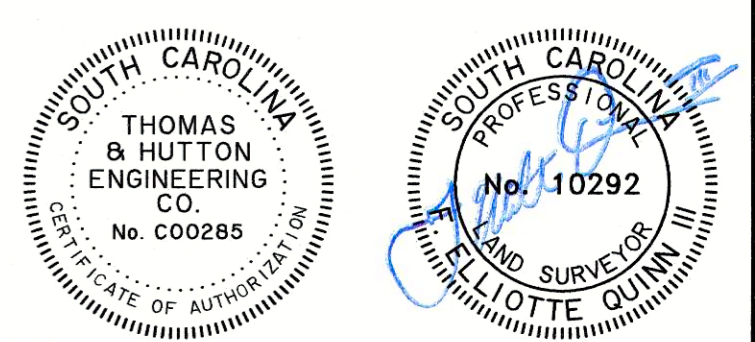
- REFERENCES:**
- PLAT BY MICHAEL R. MILLS DATED JUNE 7, 2000 PLAT BOOK A339, PAGE 001
  - PLAT BY S. CLAY RYKARD DATED OCTOBER 15, 2016 PLAT BOOK A764, PAGE 006

LINE	BEARING	LENGTH
L1	N 18°23'27\"	95.09'
L2	N 11°19'22\"	63.56'
L3	N 33°48'51\"	106.58'
L4	N 15°29'11\"	120.45'
L5	N 38°39'49\"	163.42'
L6	N 05°03'28\"	45.94'
L7	N 49°20'02\"	58.62'
L8	N 89°46'24\"	55.58'
L9	N 61°34'52\"	54.45'
L10	N 05°22'00\"	28.63'
L11	N 55°53'12\"	44.07'
L12	N 31°13'45\"	54.57'
L13	N 23°57'50\"	30.82'
L14	N 61°13'02\"	71.75'
L15	N 03°32'53\"	62.66'
L16	N 81°40'06\"	21.63'
L17	S 29°00'18\"	42.81'
L18	N 62°30'13\"	33.73'
L19	N 39°25'44\"	88.41'
L20	N 54°39'30\"	53.05'
L21	N 02°59'01\"	71.47'
L22	N 18°31'05\"	131.91'
L23	N 48°14'03\"	60.87'



VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



**ALTA/NSPS CERTIFICATION**  
 TO: 1939 LAND MANAGEMENT, LLC  
 OLD REPUBLIC TITLE INSURANCE COMPANY  
 LAURENS COUNTY DEVELOPMENT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, 6(i), 9, 11, 13 AND 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 10, 2017.

F. ELLIOTTE QUINN, III  
 SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 10292

**ALTA/NSPS LAND TITLE SURVEY OF**  
**TMS#156-00-00-011**  
**CONTAINING**  
**206.490 Acres**  
**OWNED BY**  
**FM2 HOLDINGS, LLC**

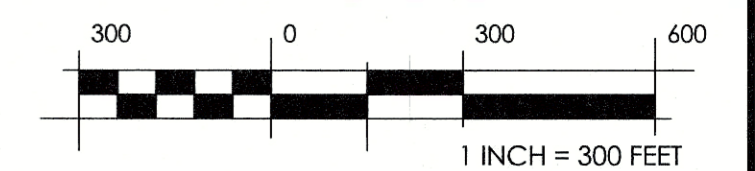
NEAR THE TOWN OF GRAY COURT  
 LAURENS COUNTY, SOUTH CAROLINA

prepared for  
**LAURENS COUNTY DEVELOPMENT CORPORATION**

No.	Revision	By	Date



682 Johnnie Dodds Boulevard • Suite 100  
 Mt. Pleasant, SC 29464 • 843.849.0200  
 www.thomasandhutton.com



plat	drawn	reviewed	field	crew
11/20/17	cww	feq	11/10/17	nh

**EXHIBIT "A" PROPERTY DESCRIPTION PER**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**COMMITMENT No. 17.021RE**  
**EFFECTIVE DATE: OCTOBER 18, 2017 @ 9:00 a.m.**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF LAURENS, STATE OF SOUTH CAROLINA BEING SHOWN AND DESIGNATED AS 206.51 ACRES NEAR OLD DAIRY ROAD ON PLAT PREPARED BY RYKARD PROFESSIONAL LAND SURVEYING, LLC DATED OCTOBER 15, 2016 AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR LAURENS COUNTY IN PLAT BOOK A764 AT PAGE 6, AND HAVING ACCORDING TO SAID PLAT SUCH METES AND BOUNDS AS SHOWN THEREON.

ALSO ALL GRANTOR'S RIGHT, TITLE AND INTEREST IN AND TO THE "DIRT DRIVE" SHOWN ON SAID PLAT EXTENDING FROM THE EASTERN BOUNDARY OF THE PROPERTY BEING CONVEYED 870 +/- FEET TO THE CENTERLINE OF OLD DAIRY FARM ROAD, AS DECREED BY ORDER OF THE SOUTH CAROLINA COURT OF COMMON PLEAS FOR THE EIGHTH JUDICIAL CIRCUIT IN CIVIL ACTION NO. 2013CP3000808.

THIS IS THE SAME PROPERTY CONVEYED UNTO THE GRANTOR HEREIN BY DEED OF LEE H. WATSON, PERSONAL REPRESENTATIVE OF THE ESTATE OF RICHARD F. WATSON, JR., DATED JUNE 26, 1996 AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR LAURENS COUNTY IN DEED BOOK 362 AT PAGE 220 ON JULY 5, 1996. SEE ALSO DEED OF CALVIN H. BARNS DATED FEBRUARY 9, 2015 AND RECORDED IN THE CLERK OF COURT'S OFFICE FOR LAURENS COUNTY IN DEED BOOK 198 AT PAGE 199 ON FEBRUARY 13, 2015.

**SCHEDULE B SECTION II TITLE EXCEPTIONS PER**  
**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**  
**COMMITMENT No. 17.022RE**  
**EFFECTIVE DATE: OCTOBER 18, 2017 @ 9:00 a.m.**

- MATTERS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK A764, PAGE 6 IN THE OFFICE OF THE CLERK OF COURT FOR LAURENS COUNTY.  
**(AS SHOWN HEREON)**
- RIGHT OF WAY TO DUKE POWER CO. RECORDED IN BOOK 75, PAGE 376 FILED IN THE OFFICE OF THE CLERK OF COURT FOR LAURENS COUNTY.  
**(AS SHOWN HEREON)**
- GENERAL UTILITY EASEMENTS AND RIGHTS-OF-WAY.  
**(AS SHOWN HEREON)**
- EXCEPTION IS TAKEN TO ANY ENVIRONMENTAL MATTERS PERTAINING TO SAID PROPERTY, SPECIFICALLY IN THE MATTER THAT MIGHT BE REVEALED AS A RESULT OF A FULL ENVIRONMENTAL ASSESSMENT, INCLUDING SOIL TESTING, AT THE SUBJECT PROPERTY.  
**(APPLIES BUT NOT PLOTTABLE)**
- ALL RIGHTS-OF-WAY, EASEMENTS, AND RESTRICTIVE COVENANTS AFFECTING SAID PROPERTY WHETHER VISIBLE OR RECORDED.  
**(AS SHOWN HEREON)**
- SECURITY INTERESTS WHICH MAY HAVE ATTACHED TO FIXTURES ON THE SUBJECT PROPERTY AS PROVIDED IN ARTICLE 9 OF THE UNIFORM COMMERCIAL CODE.  
**(APPLIES BUT NOT PLOTTABLE)**
- FEDERAL JUDGEMENTS, LIENS, OR PROCEEDINGS FILED ONLY IN THE FEDERAL COURT OR ONLY AT THE DISTRICT OFFICE OF THE INTERNAL REVENUE SERVICE.  
**(APPLIES BUT NOT PLOTTABLE)**
- MATTERS OCCURRING PRIOR TO OR SUBSEQUENT TO THE INCLUSIVE DATES OF EXAMINATION.  
**(APPLIES BUT NOT PLOTTABLE)**
- COMPLIANCE WITH ANY LOCAL, COUNTY, STATE, OR FEDERAL GOVERNMENT LAW OR REGULATION RELATIVE TO ZONING, SUBDIVISION, OCCUPANCY, USE, CONSTRUCTION OR DEVELOPMENT OF THE SUBJECT PROPERTY.  
**(APPLIES BUT NOT PLOTTABLE)**
- THIS TITLE COMMITMENT EXPRESSES NO WARRANTY OF TITLE TO ANY MOBILE HOME OR OTHER PERSONAL PROPERTY OF ANY KIND OR NATURE.  
**(APPLIES BUT NOT PLOTTABLE)**
- THIS COMMITMENT DOES NOT COVER MATTERS OF SURVEY, FLOOD ZONE, OR ROLLBACK TAXES.  
**(APPLIES BUT NOT PLOTTABLE)**