



Notice of Public Hearing on Annexation

Planning and Zoning

City of Greenville Planning and Development
206 S. Main Street
Greenville, SC 29601

To: Taxpayers of record within Annexation Area, Greenville County Administrator, Public Service or Special Purpose Districts, and Fire Departments
Date Posted: January 12, 2024
Subject: 75% Method Annexation Public Hearing at City Council Meeting on February 12, 2024 (AX-1-2024)

Dear Property Owners, County Administrator, Public Service or Special Purpose District, and Fire Department Representatives,

The Mayor and Council of the City of Greenville will conduct an in-person public hearing at Greenville City Hall, 10th Floor Council Chambers, 206 S. Main Street on Monday, February 12, 2024, at 5:30 PM pursuant to S.C. Code Section 5-3-150(1) on a petition for annexation of the property in the attached Exhibit A.

The following services for the area will be assumed or provided by the City of Greenville upon notification of the annexation's final reading:

- Residential weekly solid waste and recycling collection
- Police coverage
- Fire coverage
- Planning, permitting, and engineering services
- Municipal elections

The intragovernmental agreements between the City of Greenville and any Special Purpose Districts shall be in effect upon the annexation's final reading.

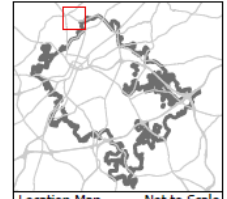
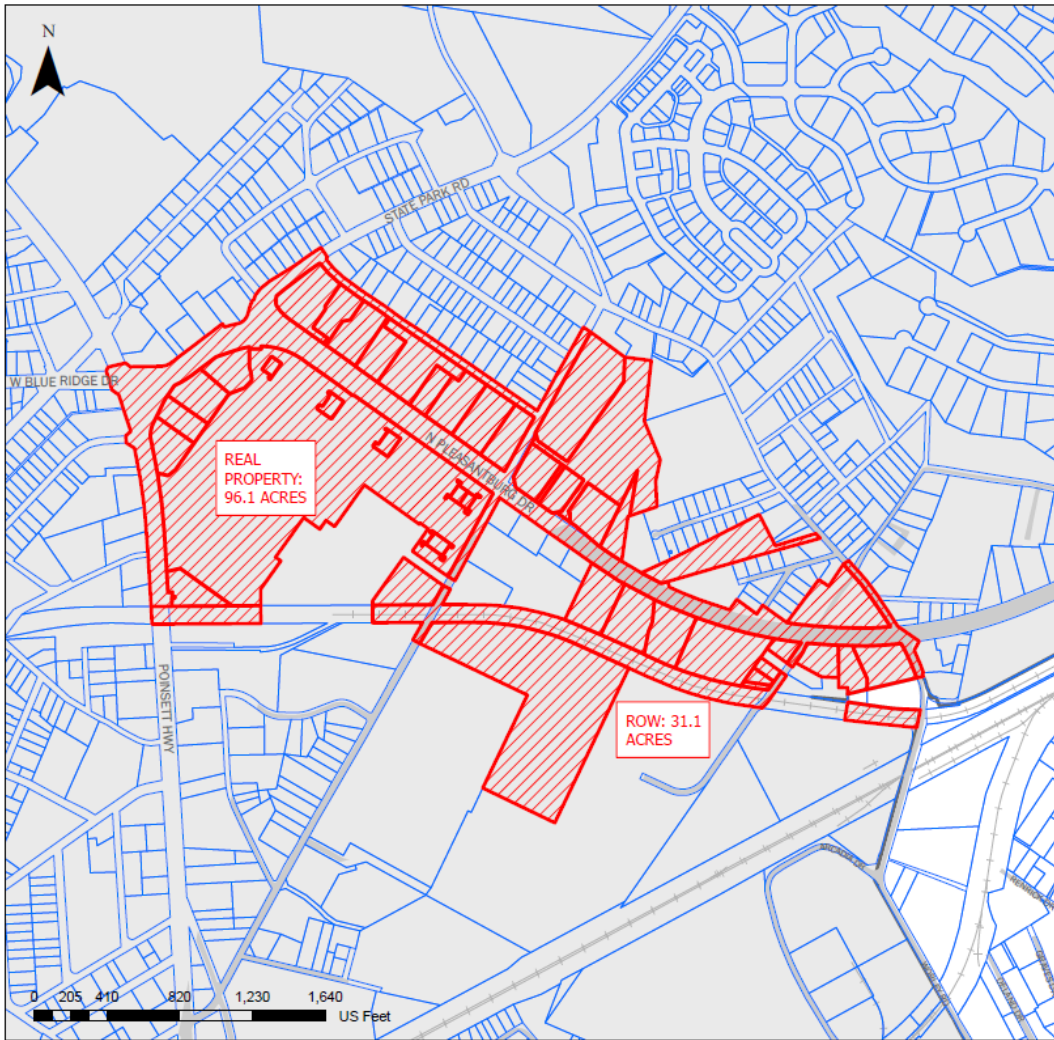
The petition requests that the property be zoned BH, Business Heavy District, BG, Business General District, and IG, Industrial General District depending on the parcel.

This petition is available for public inspection at the Municipal Clerk's office in City Hall during normal business hours.

If you wish to present yourself for public comment at the Public Hearing, please email the City Clerk, Camilla Pitman, at cpitman@greenvillesc.gov.

Thank you, and we look forward to seeing you at the meeting.

Austin Rutherford, AICP
Senior Development Planner
City of Greenville



Location Map Not to Scale

Proposed Annexation

- REAL PROPERTY
- ROW
- Parcels
- Greenville City
- Greenville County

REAL PROPERTY: 96.1 ACRES
 ROW: 31.1 ACRES

This map is a product of the City of Greenville, SC and was compiled from plats and other available information. No actual field survey was performed. Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map. Copyright: The City of Greenville, SC

EXHIBIT A
Property Description

TMS# 0174020703200 and 0174020703203:

ALL that certain piece, parcel or lot of land located in Greenville County, State of South Carolina, situate, lying and being on the southern side of U.S. Highway 291, and being more particularly described as follows: BEGINNING at a point on the southern side of U.S. Highway 291, approximately 287.8 feet west from the intersection of Worley Road and U.S. Highway 291, and running thence with U.S. Highway 291 N. 81-07 W. 66 feet more or less; thence S.0-44 W. 17 feet more or less; thence N. 84-08 E. 65.7 feet to the point of beginning.

ALSO, all that piece, parcel or tract of land in the County of Greenville, State of South Carolina, located at the intersection of South Carolina Highway 291 and Worley Road, on the Southern side of South Carolina Highway 291, and having according to a survey for Homer Styles dated June 30, 1965, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern Side of S.C. Highway 291 at its intersection with Worley Road and running thence with Worley Road S. 26-56 E. 109.9 feet to an iron pin; thence S.84-10 W. 134.7 feet to an iron pin; thence S. 74-40 W. 281.3 feet to a point; thence N. 0-44 E. 175 feet to a point; thence N.84-08 E. 65.7 feet to a point on the Southern Side of S.C. Highway 291; thence along said Highway S. 81-07 E. 121 feet to a point; thence N. 87-37 E. 166.8 feet to the point of beginning.

LESS: The southern portion of the two parcels previously annexed into the City of Greenville, together comprising approximately 2.14 acres.

TMS# 0174020702500:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, located on Pleasantburg Drive, containing 0.82 Acres, more or less as shown on plat entitled "Survey for Haymack, L.L.C." prepared by W.R. Williams, Jr. Engr./Surveyor, Inc., dated September 24, 2002, and recorded November 18, 2002 in the Register of Deeds Office for Greenville County, South Carolina, in Plat 46-J at Page 30, reference being made hereto to said recent plat for the exact metes and bounds thereof.

TMS# 0174020604500:

ALL that certain piece, parcel or tract of land, situate, lying and being in the County of Greenville, State of South Carolina, and being shown as 114979.8 Sq. Ft., 2.64 Acres, on a plat for Aldi, Inc., prepared by MSP & Associates Land Surveying, Inc., dated February 16, 2016, recorded April 20, 2017 in the Office of the Register of Deeds for Greenville County, SC in Plat Book 1268 at Page 51. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0174020702000:

ALL that certain piece, parcel or lot of land situate on the southern side of S.C. Highway 291 in the County of Greenville, State of South Carolina being shown as a tract containing 0.333 acres on a plat of the property of E. E. Stone, III, dated April 15, 1996, prepared by Freeland-Clinkscales & Associates, Inc. recorded in Plat Book 35C at Page 16 in the R.M.C. Office for Greenville County. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0174020702300 and 0174020702400:

ALL those certain pieces, parcels or lots of land situate and being in the County of Greenville, State of South Carolina, being known and designated as Lot Nos. 12 and 13 ash (sic) shown on a plat of property of P.L. Bruce prepared by R. K. Campbell and recorded in the RMC Office for Greenville County in Plat Book W at Page 171. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0174020703400:

ALL that certain piece, parcel, or strip of land situate lying and being in the County of Greenville, State of South Carolina, near the intersection of S.C. Highway 291 and Tulip Street as shown on a plat of Property of P.O. Bruce prepared by R.K.

Campbell and recorded in the RMC office of Greenville County in Plat Book W at Page 171 and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the northwestern corner of the intersection of Tulip Street and an unnamed street running thence with the line of Lot No. 13, North 81-00 West 156 feet to an iron pin at the joint rear corner of Lot Nos. 13 and 14; thence South 34-55 West 33 feet, more or less, to an iron pin on the northern edge of P & N Railway right-of-way; thence with the northern edge of P & N Railway right-of-way South 81-00 East 156 feet, more or less, the western side of Tulip Street thence with the western side of Tulip Street, North 34-55 East 33.35 feet, more or less to the point of beginning.

TMS# 0174020700300:

ALL that certain piece, parcel or lot of land situate on the southern side of S.C. Highway 291 in the County of Greenville, State of South Carolina, being shown as a tract containing 4.263 acres on a plat of the property of E. E. Stone, III, dated April 15, 1996, prepared by Freeland-Clinkscales & Associates, Inc., recorded in Plat Book 35C, at Page 16, in the R.M.C. Office for Greenville County. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0174020700200:

All that certain piece parcel or lot of land with the improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being more particularly shown and designated as Lot 1, containing approximately 1.5521 acres, on a entitled "LOT REVISION FOR: RSMJR TULIP STREET PROPERTIES: by Griffin Surveying Services, PA, dated April 3, 2013 and recorded in Record Book 1157, at page 55. Reference is made to said plat for a more complete and accurate description.

TMS# 0174020700100

ALL that piece, parcel or lot of land situate, lying and being on the southern side of South Carolina Highway No. 291 (North Pleasantburg Drive) near the City of Greenville, in Greenville County, State of South Carolina, being shown on a survey for Homer Styles, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 4D at Page 109 and having, according to a plat for AutoZone, Inc. made by Site Design, Inc. dated December 31, 1993, the following metes and bounds, to-wit:

BEGINNING at an on old iron pin (P.O.B) on the southern right-of-way of S.C. Highway 291 (said old iron pin being North 52-19-09 W. 886.80 feet east of the center line of Furman Hall Road and the intersection of S.C. Highway 291) and running along said right-of-way South 61-55-00 E. 190.18 feet to an old iron pin; thence leaving said right-of-way and running along joint property line of George Sijon the following courses and distances: South 5-33-55 W. 129.46 feet to a old #5 RB; thence South 23-04-00 W. 55.0 feet to a new #5 RB; thence South 11-11-43 W. 128.76 feet to a new #5 RB on the northern right-of-way of CSX Transportation; thence along said right-of-way the following courses and distances: North 65-42-00 W. 215.6 feet to an old #5 RB; thence north 67-01-06 W. 52.88 feet to an old 2"OT at the joint corner of Jimmy Mantekas and Paul Athas property; thence leaving said right-of-way and running along property line of Jimmy Mantekas and Paul Athas North 25-31-08 E. 316.83 feet to the point of beginning containing 1.65 Acres

TMS# 0174020600700:

All that certain, piece, parcel or tract of land, lying and being situation in the State of South Carolina, County of Greenville, being shown and designated as 2.78 acres, more or less, on a survey for MEMS Enterprises, LLC prepared by Wallace & Associates, Complete Surveying Services, dated September 26, 2014 and recorded in the RMC Office for Greenville County in Plat Book 1202 at Page 42. For a more complete and accurate description refer to the above referenced plat.

TMS# 0174010103201

ALL that piece, parcel or lot of land situate, lying and being in Greenville County, South Carolina, on the southerly side of South Carolina Highway By-Pass 291, and having according to a survey prepared by Carolina Engineering & Surveying Company, May 2, 1969, and recorded in Plat Book 4D, at page 109, the following metes and bounds, to-wit:

BEGINNING at the joint front corner of the lot herein conveyed and property now or formerly of Dan Hunt and running thence with said Highway, S. 56-33 E. 180.5 feet to an iron pin; thence continuing with said highway, S. 62-15 E. 39.5 feet to

an iron pin; thence, S. 25-35 W. 317.1 feet to an iron pin in right-of-way of P & N Railway; thence, N. 67-13 W. 220 feet to an iron pin; thence N. 25-40 E. 354 feet to the point of beginning.

TMS# 0174010103000:

All that certain piece, parcel or lot of real property with improvements thereon, located in Greenville County, South Carolina comprised of 0.80 acres of contiguous to the northern side of the right of way of North Pleasantburg Drive (SC Highway 291) shown on the plat of survey captioned "Survey for Cherrydale Pleasantburg LLC" dated February 3, 2009 prepared by Site Design, Inc., recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1082, Page 72. Reference is made to said plat for a metes and bounds description of said property.

TMS# 0174010102904:

ALL that certain piece, parcel or lot of real property located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Fuman (sic) Hall Road in Greenville County, South Carolina designated as Lot 5 (1,319 acres, 57, 469 square feet) shown on a plat captioned "Recombination Plat for CHI-Cherrydale, LLC", dated July 29, 2019 prepared by Site Design, Inc., which is recorded in Plat Book 1398, Page 39, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned Lot, is incorporated herein by reference.

TMS# 0174010102906:

ALL that certain piece, parcel or lot of real property with improvements located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Furman Hall Road in Greenville County, South Carolina designated as Lot 4 (0.750 acres, 32,681 square feet) shown on the plat captioned "Revision to Final Plat for Cherrydale Holdings, LLC" prepared by Site Design, Inc. which is recorded in Plat Book 1448, Page 67, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned Lot 4, is incorporated herein by reference.

TMS# 0174010102900:

ALL that certain piece, parcel or lot of real property with improvements located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Furman Hall Road in Greenville County, South Carolina designated as Lot 2 (6.078 acres, 264,778 square feet) shown on the plat captioned "Recombination Plat for CHI-Cherrydale, LLC" dated July 29, 2019 prepared by Site Design, Inc. which is recorded in Plat Book 1398, Page 39, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned Lot 2, is incorporated herein by reference.

TMS# 0174010102901 and 0174010102902

ALL those certain piece, parcel or lot of real property located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Furman Hall Road in Greenville County, South Carolina designated as Lot 1 (4.171 acres, 181,721 square feet) and Lot 3 (1.097 acres, 47,826 square feet) shown on the plat captioned "Recombination Plat for CHI-Cherrydale, LLC" dated July 29, 2019 prepared by Site Design, Inc. which is recorded in Plat Book 1398, Page 39, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned Lots, is incorporated herein by reference.

TMS# 0174010102903:

ALL that certain piece, parcel or lot of real property located at the intersection of North Pleasantburg Drive (S.C. Highway 291) and Furman Hall Road in Greenville County, South Carolina designated as 0.135 acres (5,865 square feet) shown on the plat captioned "Final Plat (Case #2019-77)" dated July 29, 2019 prepared by Site Design, Inc. which is recorded in Plat Book 1448, Page 67, Greenville County Register of Deeds. Said plat, which sets forth a metes and bounds description of the aforementioned property, is incorporated herein by reference.

TMS# 0173010400102:

ALL that certain piece, parcel or lot of land with all improvements thereon or to be constructed thereon, lying and being situate in the State of South Carolina, County of Greenville, being shown and delineated as Lot Number 6, containing 1.17 acres, more or less, of Cherrydale Village on plat made for Cherrydale Holdings, LLC, dated February 16, 2006, filed for record

in Greenville County, S. C. Register of Deeds Office on March 1, 2006 in Book PLL 1000, at Page 64. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0173010400104:

ALL that certain piece, parcel or tract of land situate, lying and being in Greenville County, State of South Carolina, being known as Lot 5 as shown on a plat entitled, "Cherrydale Village," prepared by Site Design, Inc., dated February 16, 2006, last revised July 19, 2006, recorded in Plat Book 1029 at Page 34. Reference to said plat is hereby made for a more complete description thereof.

TMS# 0173010400105:

ALL that certain piece, parcel, or lot of land in Greenville County, South Carolina, comprised of 1.38 acres, more or less, designated as Lot 4 on the Summary Plat – Cherrydale Village, dated February 16, 2006 (last revised January 12, 2007) recorded in Plat Book 1029, at page 34, said plat being incorporated herein by reference and referred to for a more complete metes and bounds description hereof.

TMS# 0173010400103:

All that certain piece, parcel or lot of real property in Greenville County, South Carolina comprised of ± 0.66 acre designated as Lot 3 on the Summary Plat of Cherrydale Village dated February 16, 2006 by Site Design, Inc., said plat being recorded in Plat Book 1029, Page 34, Greenville County Register of Deeds. Reference is made to said plat for a metes-and-bounds description of said parcel.

TMS# 0173010400101:

All that certain piece, parcel or lot of real property, with the buildings and improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, comprised of 2.12 acres, more or less, and designated as LOT 2 on that certain plat entitled "Summary Plat of Cherrydale Village" dated February 16, 2006, prepared by Site Design, Inc., said plat being recorded in Plat Book 1029, at Page 34 in the Register of Deeds Office for Greenville County, S.C.

TMS# 0173010400106:

All that certain piece, parcel or lot of land, situate, lying and being located in the County of Greenville, State of South Carolina, consisting of approximately 0.94 acres and shown as Lot 1 on that Certain Summary Plat entitled "Cherrydale Village" prepared by Site Design, Inc. dated February 16, 2006, last revised January 16, 2007, and recorded in the Greenville County Register of Deeds in Book 1029 at Page 34 (the "Plat"), reference being craved thereto for a complete description of the metes, bounds, courses, and distances of said parcel; be all measurements a little more or less. The Plat is hereby incorporated herein by reference.

TMS# 0173010500103:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as Tract 3, containing 1.446 acres (62,985 sq. ft.), on plat of survey for MPKG Greenville, LLC, a Florida limited liability Company, prepared by Tru-Line Surveying Co., Inc., dated December 6, 2006, recorded in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 1058, at Page 66, and having such metes and bounds, courses and distances, as shown thereon, incorporated herein by reference.

TMS# 0173010500102:

All that certain piece, parcel, or tract of land, together with improvements thereon, situate, lying and being in the County of Greenville, State of South Carolina, being shown and designated as "TRACT 2 41, 295 SQ.FT. 0.948 ACRES" on a plat entitled, "AS-BUILT SURVEY FOR MPKG Greenville, LLC" prepared by Tri-Line Surveying Co., Inc. dated December 6, 2006, and recorded January 10, 2008, in the office of the Register of Deeds for Greenville County in Plat Book 1058 at Page 66. Said tract having such size, shape, dimensions, and boundaries as will by reference to said plat more fully appear.

TMS# 0173010500100:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF GREENVILLE, STATE OF SOUTH CAROLINA AND BEING SHOWN AND DESIGNATED AS LOT 1, CONTAINING 1.84 ACRES ON THAT PLAT PREPARED BY SOUTHER LAND SURVEYING FOR MPKG GREENVILLE, LLC DATED JULY 14, 2005 AND RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR GREENVILLE COUNTY, SOUTH CAROLINA IN PLAT BOOK 50-A AT PAGE 93.

TMS# 0174040100101:

All that certain piece, parcel or tract of land, located in Greenville County, State of South Carolina, lying on Furman Hall Road, being shown and designated as a 10 acre tract according to a plat entitled "Property of Roy C. McCall, Gilbert B. McCall and JoAnne M. Cobb", dated June, 1967, prepared by C.O. Riddle, recorded in the RMC Office for Greenville County in Plat Book 000 at page 181, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the right-of-way of the P & N Railroad, at the corner of property owned by South Carolina Society for Prevention of Cruelty to Animals and running thence, S. 25-27 W. 957.9 feet to an iron pin; thence, running S. 64-33 E. 450 feet to an iron pin; then running N. 25-27 E. 973.3 feet to an iron pin on the right-of-way of the P & N Railroad ; thence, running along said railroad right-of-way, N. 65-42 W. 241.2 feet to an iron pin; thence, continuing with said right-of-way, N. 66-08 W. 109.2 feet to an iron pin; thence continuing with said right-of-way, N. 68-55 W. 100 feet to an iron pin; the point and place of beginning

TOGETHER WITH all that certain piece, parcel or lot of land situate, lying and being on the eastern side of Furman Hall Road near the City of Greenville in Greenville County, South Carolina, containing 3.99 acres, more or less, as more particularly described on that certain plat prepared by C.O. Riddle, registered land surveyor, dated October, 1969, and having according to said plat the following metes and bounds:

Beginning at an iron pin on the right-of-way for Furman Hall Road and running thence with the right-of-way Furman Hall Road N. 29° 21' E., 96.0 feet to an iron pin at the joint corner of property now or formerly belonging to the P & N Railroad and running thence with the joint side line of property now or formerly belonging to the P & N Railroad the following courses and distances: N. 89° 21' E. 145.1 feet to a point; N. 89° 53' E., 98.8 feet to a point; S. 87° 57' E., 98.5 feet to a point; S. 84° 13'E., 97.5 feet to a point; S. 80° 00' E., 96.9 feet to a point; S. 75° 53' E., 97.8 feet to a point; S. 72° 13' E., 73.9 feet to an iron pin; thence, S. 25° 27' W., 354.3 feet to an iron pin on the right-of-way for Furman Hall Court; thence, with the right-of-way for Furman Hall court N. 64° 33'W., 647.3 feet to a point on the right-of-way- for Furman Hall Court; thence continuing with the right-of-way for Furman Hall Court N. 17° 36; W., 34.15 feet to the point of beginning.

TOGETHER WITH all right, title and interest of the Grantor in and to the real property in the above country and state consisting of a portion of the former right-of-way of Furman Hall court (which was previously known as Miss Perry Street and designated as Greenville County Road I-28 and which was abandoned by action of the Greenville County Council on September 1, 1992), as shown on a plat prepared by C.O. Riddle, Surveyor, entitled "Preliminary Plan for Miss Perry Street," dated December 10, 1968, and recorded in the R.M.C. Office for Greenville County, South Carolina on February 28, 1969 in Plat Book WWW at Page 48, and having the following metes and bounds:

Beginning at a point on the northeastern side of the right-of-way Furman Hall Road 144.9 feet from the intersection of the northeastern side of the right-of-way of Furman Hall Road with the center line of the right-of-way of P&N Railroad, and running thence with the line of property of the Grantee S. 17-32 E. 34.0 feet to a point and S. 64-40 E. 647.3 feet to a point; thence continuing with the line of property of the Grantee along the circumference of a cul-de-sac having a radius of 50 feet to a point on the southwestern side of the right-of-way of Furman Hall Court at the joint corner of property of the Grantee and property of the South Carolina Society for the Prevention of Cruelty to Animals; thence N. 25-27 E. 25.0 feet to a point in the center line of Furman Hall Court; thence running with the center line of Furman Hall Court N. 64-40 W. 650.9 feet, more or less, to its intersection with northeastern side of the right-of-way of Furman Hall Road; thence with the northeastern side of the right-of-way of Furman Hall Road, N. 29-36 E. to the point of beginning.

TMS# 0173010600100:

PARCEL 1: THE FEE PARCELS

A, MAIN PARCEL:

All that tract or parcel of land situate, lying and being on the southerly side of South Carolina State Highway No. 291 in the State of South Carolina, County of Greenville, being a portion of the property shown on a plat entitled "Revised Summary Plat for AIG Baker Cherrydale, LLC" made by Robert T. Armstrong dated March 28, 2000, last revised December 13, 2001, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 45-R, pages 3, 4, 5 and 6, further revised by "Revised Summary Plat for AIG Baker Cherrydale, LLC" made by Robert T. Armstrong dated March 28, 2000, last revised 20, 2003, and recorded in Plat Book 46-Y, pages 30 and 31, and being designated as Shopping Center Tract on plat of survey entitled "ALTA/ACSM Land Title Survey for Price Legacy Corporation" made by Robert T. Armstrong, dated as of February 14, 2002, last revised September 30, 2002, and being more particularly described according to said later plat as follows:

Commencing at a point at the intersection of the westerly right of way of Furman Hall Road and the southerly right of way of South Carolina State Highway 291; thence along the westerly right of way of Furman Hall Road South 29 degrees 06 minutes 02 seconds West, a distance of 54.84 feet to a point; thence leaving said right of way North 54 degrees 30 minutes 00 seconds West, a distance of 52.43 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 25.50 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 109.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds west, a distance of 25.50 feet to a point; thence south 35 degrees 30 minutes 00 seconds West, a distance of 9.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence south 35 degrees 30 minutes 00 seconds West, a distance of 91.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 25.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 7.50 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 127.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 20.50 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 25.50 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 25.50 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 91.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 9.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 52.43 feet to a point on the westerly right of way of Furman Hall Road; thence along said right of way South 29 degrees 06 minutes 02 seconds West, a distance 318.29 feet to a point; thence leaving said right of way North 55 degrees 29 minutes 02 seconds West, a distance of 54.41 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 152.50 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 14.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 64.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 24.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 8.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 119.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 19.94 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 25.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 23.94 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 64.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20.50 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 14.00 feet to a point; thence South 55 degrees 29 minutes 02 seconds East a distance of 54.41 feet to a point on the westerly right of way of Furman Hall Road; thence along said right of way South 29 degrees 06 minutes 02 seconds West, a distance of 36.26 feet to a point; thence continuing alongside right of way South 28 degrees 50 minutes 00 seconds West, a distance of 83.18 feet to a point; thence leaving said right of way South 76 degrees 53 minutes 21 seconds West, a distance of 45.70 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 213.39 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 154.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 55.43 feet to a point; thence South 35 degrees 40 minutes 45 seconds West, a distance of 7.78 feet to a point; thence North 54 degrees 31 minutes 46 seconds West, a distance of 420.88 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 324.17 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a

distance of 155.36 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 268.76 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 24.20 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 28.57 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 36.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 195.86 feet to a point; thence South 00 degrees 06 minutes 00 seconds East, a distance of 89.60 feet to a point on the northern right of way of P & N Railroad; thence along said right of way 89 degrees 53 minutes 59 seconds West, a distance of 160.25 feet to a point; thence leaving said right of way North 54 degrees 30 minutes 00 seconds West, a distance of 358.53 feet to a point; thence South 77 degrees 38 minutes 31 seconds West, a distance of 80.62 feet to a point on the eastern right of way of U.S. Highway 276; thence along said right of way North 03 degrees 16 minutes 21 seconds West, a distance of 249.90 feet to a point; thence continuing along said right of way North 04 degrees 34 minutes 23 seconds West, a distance of 100.00 feet to a point; thence continuing along said right of way North 06 degrees 37 minutes 53 seconds West, a distance of 100.00 feet to a point; thence continuing along said right of way North 08 degrees 26 minutes 55 seconds West, a distance of 100.02 feet to a point; thence continuing along said right of way North 10 degrees 17 minutes 20 seconds West, a distance of 18.80 feet to a point; thence leaving said right of way South 75 degrees 39 minutes 53 seconds East, a distance of 62.13 feet to a point; thence along a curve to the left, an arc distance of 47.32 feet, a said curve having a radius of 79.50 feet, being subtended by a chord of 46.62 feet, at North 52 degrees 33 minutes 09 seconds East; thence North 35 degrees 30 minutes 00 seconds East, a distance of 180.64 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 135.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 182.70 feet to a point; thence along a curve to the right, an arc distance of 28.57 feet, said curve having a radius of 120.50 feet, being subtended by a chord of 28.50 feet, at North 42 degrees 17 minutes 33 seconds East; thence continuing along a curve to the right, an arc distance of 83.42 feet, said curve having a radius of 120.50 feet, being subtended by a chord of 81.76 feet, at North 68 degrees 55 minutes 03 seconds East; thence North 89 degrees 26 minutes 40 seconds East, a distance of 2.92 feet to a point; thence along a curve to the left, an arc distance of 69.78 feet, said curve having a radius of 44.50 feet, being subtended by a chord of 62.85 feet, at North 45 degrees 13 minutes 04 seconds East; thence North 00 degrees 17 minutes 47 seconds East, a distance of 9.22 feet to a point; thence along a curve to the left, an arc distance of 16.55 feet, said curve having a radius of 44.50 feet, being subtended by a chord of 16.46 feet, at North 10 degrees 21 minutes 32 seconds West; thence along a curve to the right, and arc distance of 48.72 feet, said curve having a radius of 131.00 feet, being subtended by a chord of 48.44 feet, at North 10 degrees 21 minutes 32 seconds West; thence North 00 degrees 17 minutes 47 seconds East, a distance of 94.99 feet to a point on the southern right of way of South Carolina State Highway 291; thence along said right of way South 88 degrees 42 minutes 39 seconds East, a distance of 67.07 feet to a point; thence continuing along said right of way North 01 degrees 17 minutes 20 seconds East, a distance of 16.19 feet to a point; thence continuing along said right of way along a curve to the right; an arc distance of 167.64 feet, said curve having a radius of 425.00 feet, being subtended by a chord of 166.56 feet, at South 77 degrees 24 minutes 59 seconds East to a point; thence leaving said right of way South 35 degrees 30 minutes 00 seconds West, a distance of 72.87 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 70.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 90.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East; a distance of 55.50 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 19.35 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 14.50 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 109.35 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 72.87 feet to a point on the southern right of way of South Carolina State Highway 291: thence along said right of way long a curve to the right, an arc distance of 86.20 feet, said curve having a radius of 425.00 feet, being subtended by a chord of 86.05 feet, at South 60 degrees 18 minutes 20 seconds East to a point; thence continuing along said right of way South 54 degrees 29 minutes 42 seconds East, a distance of 324.94 feet to a point; thence leaving said right of way South 36 degrees 04 minutes 37 seconds West, a distance of 54.66 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 103.50 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 11.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 16.99 feet to a point; thence South 36 degrees 04 minutes 33 seconds West, a distance of 19.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 3.70 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 63.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 27.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 103.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 120 feet to a point; thence North 36 degrees 04 minutes

37 seconds East, a distance of 54.66 feet to a point on the southern right of way of South Carolina State Highway 291; thence along said right of way South 54 degrees 29 minutes 42 seconds East, a distance of 26.78 feet to a point; thence continuing along said right of way North 35 degrees 11 minutes 33 seconds East, a distance of 9.84 feet to a point; thence continuing along said right of way South 54 degrees 30 minutes 00 seconds East, a distance of 356.72 feet to a point; thence leaving said right of way South 35 degrees 30 minutes 00 seconds West, a distance of 54.50 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 103.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 7.00 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 91.00 feet to a point; thence North 54 degrees 30 minutes 00 seconds West, a distance of 20.00 feet to a point; thence South 35 degrees 30 minutes 00 seconds West, a distance of 27.00 feet to a point; thence south 54 degrees 30 minutes 00 seconds East, a distance of 103.000 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 125.00 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 54.50 feet to a point on the southern right of way of South Carolina State Highway 291; thence along said right of way South 54 degrees 30 minutes 00 seconds East, a distance of 601.31 feet to a point; said point being the POINT OF BEGINNING

PLUS

B. AREA 1:

Being that certain parcel of land located in Greenville, Greenville County, South Carolina shown as "Area 1" on an exhibit map entitled "Cherrydale Point" prepared by the John R. McAdams Company, Inc., dated March 16, 2011 and more particularly described as follows:

Commencing at a point on the western right of way line of Furman Hall Road, said point being a common corner of Flik, Inc., recorded in Deed Book 2029, Page 35 and PL Cherrydale Point, LLC, recorded in Deed Book 2125, page 1365; thence along the common line of said PL Cherrydale Point, LLC and Flik, Inc. the following six (6) calls: (1) South 76°53'21" West 45.70 to a point; (2) North 54°30'00" West 213.39 feet to a point; (3) North 35°30'00" East 154.00 to a point; (4) North 54°30'00" West 55.45 feet to a pk nail; (5) South 35°29'11" West 7.79 feet to a nail hole; and (6) North 54°31'46" West 420.89 feet to a pk nail, the POINT OF BEGINNING; thence South 54°31'46" East 39.89 feet to a pk nail set; thence along a proposed line South 35°30'00" West 288.17 feet to a pk nail set; thence North 54°30'00" West 39.90 feet to a point on the common line of said Flik, Inc., and PL Cherrydale Point, LLC; thence along said common line North 35°30'06" East 288.14 feet to the POINT OF BEGINNING

PLUS

C. AREA 3

Being that certain parcel of land located in Greenville, Greenville County, South Carolina shown as "Area 3" on an exhibit map entitled "Cherrydale Point" prepared by the John R. McAdams Company, Inc., dated March 16, 2011 and more particularly described as follows:

Commencing at a point on the western right of way line of Furman Hall Road, said point being a common corner of Flik, Inc., recorded in Deed Book 2029, Page 35 and PL Cherrydale Point, LLC, recorded in Deed Book 2125, page 1365; thence along the common line of said PL Cherrydale Point, LLC and Flik, Inc. the following eight (8) calls: (1) South 76°53'21" West 45.70 feet to a point; (2) North 54°30'00" West 213.39 feet to a point; (3) North 35°30'00" East 154.00 feet to a point; (4) North 54°30'00" West 55.45 feet to a pk nail; (5) South 35°29'11" West 7.79 feet to a nail hole; (6) North 54°31'46" West 420.89 feet to a pk nail; (7) South 35°30'06" West 324.12 feet to a nail hole; and (8) North 54°31'04" West 155.35 feet to a nail hole, said point being the POINT OF BEGINNING; thence South 54°31'04" East 135.29 feet to a point; thence along a proposed line South 35°30'00" West 24.22 feet to an "x" mark in concrete; thence North 54°30'00" West 111.47 feet to a pk nail set; thence South 35°29'11" West 244.58 feet to a point on the said common line of Flik, Inc. and PL Cherrydale Point, LLC (passing an iron pipe set at 241.56 feet); thence along said common line North 54°24'47" West 23.81 feet to a rebar; thence North 35°29'11" East 268.74 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE FOREGOING THE FOLLOWING:

AREA 2:

Being that certain parcel of land located in Greenville, Greenville County, South Carolina shown as "Area 2" on an exhibit map entitled "Cherrydale Point" prepared by the John R. McAdams Company, Inc., dated March 16, 2011 and more particularly described as follows:

Commencing at a point on the western right of way line of Furman Hall Road, said point being a common corner of Flik, Inc., recorded in Deed Book 2029, Page 35 and PL Cherrydale Point, LLC, recorded in Deed Book 2125, page 1365; thence along the common line of said PL Cherrydale Point, LLC and Flik, Inc. the following seven (7) calls: (1) South 76°53'21" West 45.70 feet to a point; (2) North 54°30'00" West 213.39 feet to a point; (3) North 35°30'00" East 154.00 feet to a point; (4) North 54°30'00" West 55.45 feet to a pk nail; and (7) South 35°30'06" West 324.12 feet to a nail hole, said point being the POINT OF BEGINNING; thence North 54°31'04" West 20.06 feet to a point; thence along a proposed line North 35°30'00" East 35.98 feet to a pk nail set; thence South 54°30'00" East 20.06 feet to a point on the common line of said Flik, Inc. and PL Cherrydale Point, LLC; thence along said common line South 35°30'06" West 35.98 feet to the POINT OF BEGINNING

PLUS

PARCEL II: DETENTION POND TRACT

All that tract or parcel of land situate, lying and being on the southerly side of South Carolina State Highway No.291 in the State of South Carolina, County of Greenville being known and designated as the Detention Pond Tract, containing 1.46 acres, more or less, on a plat entitled "Revised Summary Play for MG Baker Cherrydale, L.L.C." made by Robert T. Armstrong, dated March 28 200, last revised December 13, 2001, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 45-R, pages 3,4,5 and 6, and being more particularly described as follows:

Commencing at the point at the intersection of the westerly right of way of Furman Hall Road and the southerly right of way of South Carolina State Highway 291; thence along the westerly right of way of Furman Hall Road South 29 degrees 06 minutes 02 seconds West, a distance of 403.39 feet to a point;

thence continuing along said right of South 28 degrees 50 minutes 00 seconds West, a distance of 173.07 feet to a point; said point being the POINT OF BEGINNING. Thence South 28 degrees 50 minutes 00 seconds West, a distance of 125.91 feet to a point on the northerly right of way of P & N Railroad; thence leaving the right of way of Furman Hall Road and long the right of way of P & N Railroad South 89 degrees 53 minutes 59 seconds West, a distance of 334.16 feet to a point; thence leaving said right of way North 00 degrees 06 minutes 00 seconds West, a distance of 22.24 feet to a point; thence North 35 degrees 30 minutes 00 seconds East, a distance of 301.50 feet to a point; thence South 54 degrees 30 minutes 00 seconds East, a distance of 270.03 feet to a point on the westerly right of way of Furman Hall; said point being the POINT OF BEGINNING

PLUS

PARCEL III: BILLBOARD TRACT

All that tract or parcel of land situate, lying and being on the southerly side of South Carolina, State Highway No. 291, in the State of South Carolina, County of Greenville, and being known and designated as the Billboard Tract, containing 150 square feet, more or less, on plat entitled "Revised Summary Plat for MG BAKER CHERRYDALE, L.L.C." made by Robert T.

Armstrong, dated March 28, 2000, last revised December 13, 2001, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 45-R, page 3, 4, 5 and 6, and being more particularly described as follows: Commencing at a point at the intersection of the westerly right-of-way of Furman Hall Road and the southerly right-of-way of South Carolina State Highway 291; thence along the westerly right of way of Furman Hall Road, South 29 degrees 06 minutes 02 seconds West a distance of 409.39 feet to a point; thence along said right of way, South 28 degrees 50 minutes 00 seconds West a distance of 298.98 feet to a point northerly right-of-way of P&N Railroad; thence along said right-of-way South 89 degrees 53 minutes 59 seconds West a distance of 1464.01 feet to a point; thence leaving said right-of-way North 03 degrees 16 minutes 56 seconds West, a distance of 39.69 feet to a point; said point being the POINT OF BEGINNING. Thence North 03 degrees 15 minutes 56 seconds West, a distance of 10.00 feet to a point; thence North 86 degrees 43 minutes 04 seconds

East, a distance of 15.00 feet to a point; thence South 03 degrees 16 minutes 56 seconds East, a distance of 10.00 feet to a point; thence South 86 degrees 43 minutes 04 seconds West, a distance of 15.00 feet to a point; said point being the POINT OF BEGINNING.

TMS# 0173010600300:

All that certain piece, parcel, tract or lot of land located in the Cherrydale Point Shopping Center at the intersection of S.C. Highway. 291, S.C. Highway. 253 and U.S. Highway 276/25 in Greenville, South Carolina and more particularly identified and described as Outparcel 2 (containing 1.02 acres) on a plat entitled "Revised Summary Plat for AIG Baker Cherrydale, L.L.C." prepared by Robert T. Armstrong, Surveyor, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 43-B, Pages 38, 39, 40, and 41, and having the metes and bounds set forth on said plat.

TMS# 0173010600400:

All that certain piece, parcel or tract or lot of land located in the Cherrydale Point Shopping Center at the intersection of S.C. Highway 291, S.C. Highway 253, and U.S. Highway 276 in Greenville County, South Carolina and more particularly and described as Outparcel 3 on a plat entitled "Survey for First Sum Management Corporation & New South Properties" prepared by Harkleroad and Associated dated March 10, 2000 and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 42 – N, Pages 86A and 86B, which plat is incorporated herein by reference and made a part of this description.

TMS# 0173010600500:

All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, being shown and designated as Outparcel 4 on plat prepared for AIG Baker Cherrydale, LLC By Robert T. Armstrong dated March 28, 2000, recorded in Plat Book 42-L at Pages 64, 65, 66, and 67 and having, according to said plat, metes and bounds as shown thereon.

TMS# 0173010600600:

All that certain piece, tract or lot of land located in the Cherrydale Point Shopping Center at the intersection of S.C. Highway. 291, S.C. Highway. 253 and U.S. Highway 276/25 in Greenville, South Carolina and more particularly identified and described as Outparcel 5 (containing 1.00 acre) on a plat entitled "Revised Summary Plat for AIG Baker Cherrydale, L.L.C." prepared by Robert T. Armstrong, Surveyor, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 42L, Pages 64, 65, 66 and 67, and having the metes and bounds set forth on said plat.

TMS# 0173010600700:

All that certain piece, parcel, tract, or lot of land located in the Cherrydale Shopping Center at the intersection of S.C. Highway 253 and U.S. Highway 276/25 in Greenville, South Carolina and being more particularly identified add (sic) described as outparcel 1 (containing 0.99 acre) on plat entitled "Revised Summary Plat for AIG Baker Cherrydale, L.L.C." prepared by Robert T. Armstrong, Surveyor and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 44-O at pages 14, 15, 16, and 17, and having the metes and bounds set forth on said plat.

TMS# 0173010600800:

All that certain piece, parcel, tract or lot of land located in the Cherrydale Point Shopping Center at the intersection of SC Highway 291, SC Highway 253 and US Highway 276/25 in Greenville, South Carolina and more particularly identified and described as PAD "A" on a plat recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 45-R, Pages 3,4,5 and 6 and having the metes and bounds set forth on said plat.

TMS# 0173010601101:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Parcel A, containing 0.14 acres as shown on plat entitled "Redivision of Pad D AIG Baker Cherrydale, LLC" by Site Design, inc., dated August 12, 2009 and recorded in the ROD Office for Greenville County, S.C., in Plat Book 1091 at Page 88, reference being made hereto to said plat for the exact metes and bounds thereof.

TMS# 0173010601100:

ALL that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Greenville, shown and designated as Parcel B, containing 0.13 Acres as shown on plat entitled "Redivision of Pad D AIG Baker Cherrydale, LLC" by Site Design, Inc., dated August 12, 2009 and recorded in the Register of Deeds Office for Greenville County, S.C., in Plat Book 1091 at Page 88, reference being made hereto to said plat for the exact metes and bounds thereof.

TMS# 0173010601200:

All that certain piece, parcel or lot of land situate, lying and being off of the southern side of South Carolina Highway No. 291 in the County of Greenville, State of South Carolina, being known and designated as Pad "E" as is shown and more fully described by metes and bounds on plat of survey entitled "Revised Summary Plat for AIG Baker Cherrydale, L.L.C." made by Robert T. Armstrong and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 43-B at Pages 38, 39, 40 and 41; which plat is incorporated hereby reference and made a part of this description.

TMS# 0173010600900:

All that certain piece, parcel or lot of land situate, lying and being off of the southern side of North Pleasantburg Drive (S.C. Highway # 291) in the County of Greenville, State of South Carolina, being known and designated as 0.248 acres (10,810 sq. ft.) shown on plat of survey entitled "CHERRYDALE POINT PAD B ALTA/ACSM LAND TITLE SURVEY FOR RIVERSIDE CAPITAL PARTNERS, INC." made by Freeland & Associates, Inc., dated April 25, 2007, last revised June 28, 2007, and recorded in the Office of the Register of Deeds for Greenville County in Plat Book 1043 at Page 69, which plat is hereby craved for a more complete metes and bounds description thereof.

TMS# 0173010601000:

All that certain piece, parcel, tract or lot of land situate, lying and being off of the southern side of South Carolina Highway No. 291 in the County of Greenville, State of South Carolina, being known and designated a Pad "C" as is shown and more fully described by metes and bounds on plat of survey entitled "Revised Summary Plat for AIG Baker Cherrydale, L.L.C." prepared by Robert T. Armstrong, Surveyor, and recorded in the Office of the Register of Deeds for Greenville County, South Carolina in Plat Book 43-B, Pages 38, 39, 40, and 41, which plat is incorporated herein by reference and made a part of this description.