

SOUTHER LAND SURVEYING

10253 ASHEVILLE HWY.
INMAN, SC 29349
864-473-1240

LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, WITH ALL IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF SPARTANBURG, ON THE NORTH SIDE OF WARREN H. ABERNATHY HWY. (US HWY. 29), CONTAINING 5.88 ACRES (256,200.3 SQ. FT.) AND BEING SHOWN AND DESIGNATED AS LOTS 3, 4, & 5 ON A PLAT OF PROPERTY OF THE ESTATE OF MISS MARY E. HADDEN AND ALSO BEING A TWO (2) ACRE, MORE OR LESS, PARCEL AS SHOWN ON A SURVEY PREPARED BY SOUTHER LAND SURVEYING DATED DECEMBER 3, 2010, AND BEING THE SAME AS THE METES AND BOUNDS DESCRIPTION PROVIDED:

BEGINNING AT A 1/2" OT PIPE, LABELED P.O.B., ALSO KNOWN AS POINT OF BEGINNING, LOCATED ON THE RIGHT-OF-WAY OF WARREN H. ABERNATHY HWY. (US HWY. 29), AND THENCE RUNNING AWAY FROM RIGHT-OF-WAY N 08-41-20 E 577.04' TO A 1/2" OT PIPE; THENCE TURNING AND RUNNING S 86-54-19 E 388.27' TO A 3/8" REBAR; THENCE TURNING AND RUNNING S 01-20-21 E 576.25' TO A 1/2" OT PIPE LOCATED ON RIGHT-OF-WAY OF WARREN H. ABERNATHY HWY. (US HWY. 29); THENCE TURNING AND RUNNING ALONG RIGHT-OF-WAY S 87-59-50 W 134.67' TO A 1/2" REBAR; THENCE ALONG RIGHT-OF-WAY N 87-56-25 W 137.89' TO A 1/2" REBAR; THENCE ALONG RIGHT-OF-WAY N 83-02-02 W 217.56' TO A 1/2" OT PIPE ALSO KNOWN AS THE POINT OF BEGINNING (P.O.B.).

TO CMS Educational Assets Funds III, LP,
First American Title Insurance Company,
Land Services USA, Inc., and
CMS Edu III Spartanburg, L.P.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 2005, AND INCLUDES ITEMS 1,2,3,4,5,6,7,8,9,10,11,12,13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: DECEMBER 03, 2010

SIGNED: _____

REGISTRATION NO.: 22365

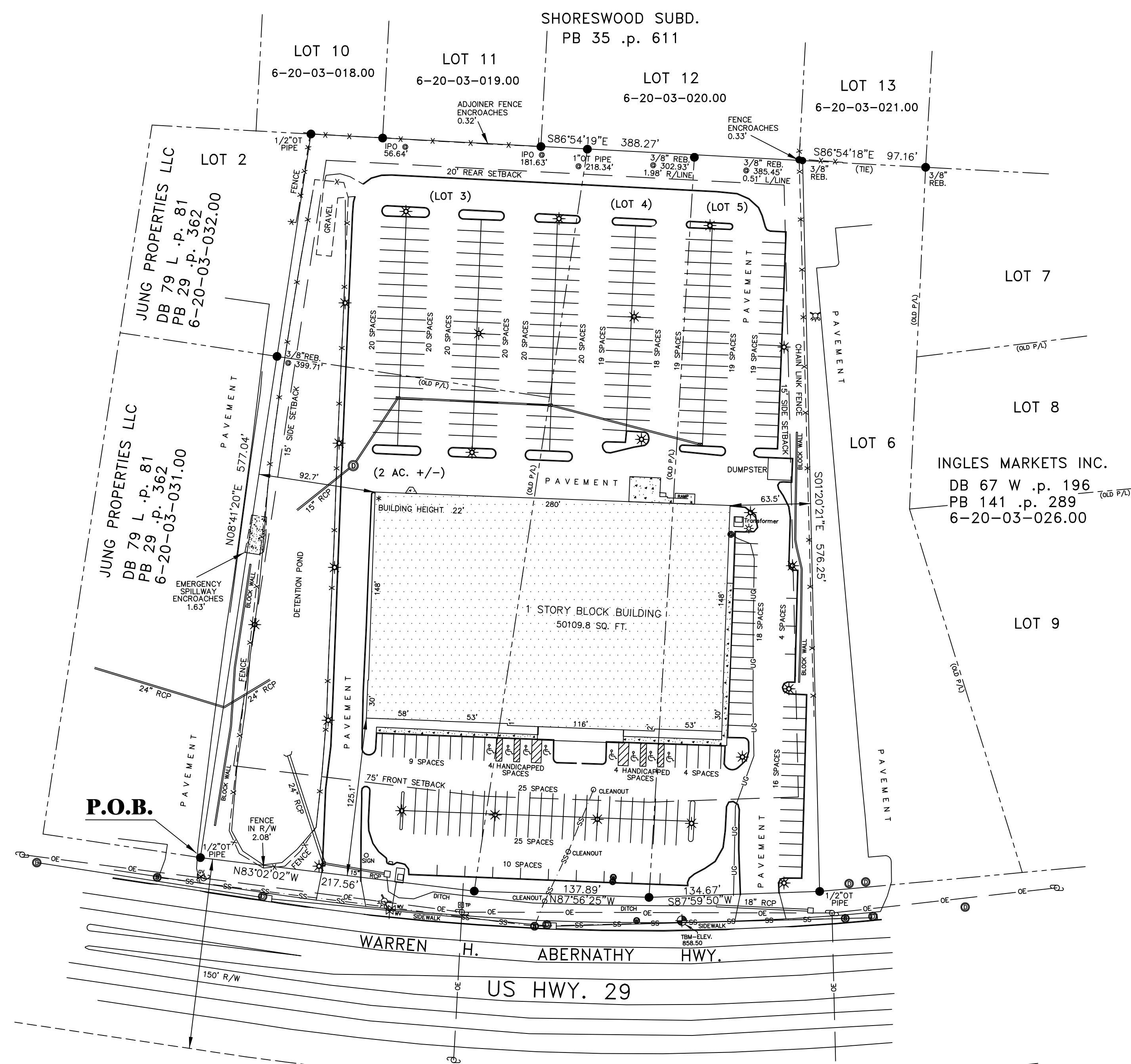
SPARTANBURG COUNTY HAS NO ZONING REFER TO ULMO FOR SPARTANBURG COUNTY

SETBACKS	BUFFER
FRONT 75'	BUFFERYARD 6A
(FROM REFERENCED PLAT)	
REAR 20'	
SIDE 15'	

PARKING SPACES REQUIRED
5.0 PER CLASSROOM PLUS
10 ADMINISTRATIVE SPACES

PARKING SPACES ON SITE
325 REGULAR SPACES
8 HANDICAPPED SPACES

ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 450176 0088 B THIS PROPERTY IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING)

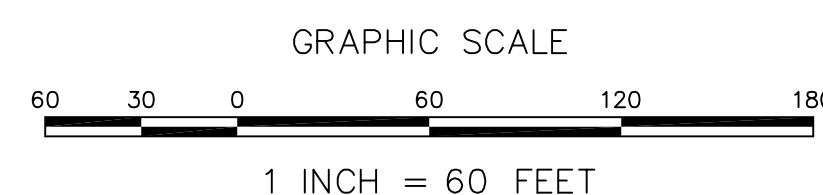


- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR SET
 - PK NAIL FOUND IN ROAD
 - PK NAIL SET IN ROAD
 - ⊙ LIGHT POLE
 - ⊙ POWER POLE
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ WATER METER
 - ⊙ GAS METER
 - ⊙ SANITARY SEWER MANHOLE
 - ⊙ STORM DRAIN MANHOLE
 - ⊙ GRATE
 - ⊙ CATCH BASIN
 - ⊙ GAS VALVE
 - ⊙ TELEPHONE PEDESTAL
 - ⊙ FIRE HYDRANT
 - ⊙ HANDICAP PARKING
 - TREES
 - OE — OVERHEAD ELECTRIC LINE
 - UE — UNDERGROUND ELECTRIC LINE
 - SS — SANITARY SEWER LINE
 - UW — UNDERGROUND WATER LINE
 - UG — UNDERGROUND GAS LINE
 - UT — UNDERGROUND TELEPHONE LINE
- NOTES:**
ALL PINS ARE 1/2" REBAR OR PK NAILS IN ROAD, UNLESS OTHERWISE NOTED.

*****CAUTION*****

PALMETTO UTILITY LOCATION SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-922-0983
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

CAUTION
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD LOCATION AND EXISTING DRAWINGS. THE SURVEYOR DOES NOT GUARANTEE THAT THE UTILITIES SHOWN ARE ALL THAT ARE IN SERVICE OR HAS BEEN ABANDONED. THE UTILITIES HAVE BEEN SHOWN FOR GENERAL LOCATION AND ARE SHOWN AS ACCURATELY AS POSSIBLE.



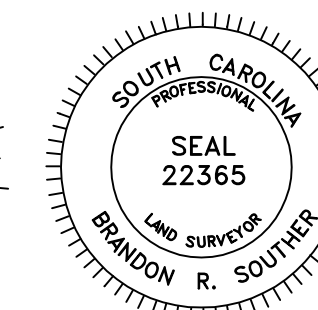
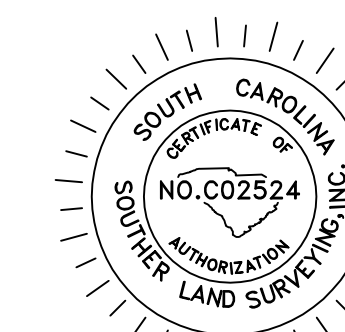
TOTAL: 5.88 ACRES
256200.3 SQ. FT.

REVISED TO SHOW PARKING

BOUNDARY SURVEY FOR CMS EDUCATIONAL ASSETS FUNDS III, LP

SPARTANBURG COUNTY, SOUTH CAROLINA
LEGAL REFERENCE: DB 96 R .p. 802
PB 35 .p. 332-333
PB 29 .p. 362-363
TAX MAP REFERENCE: 6-20-03-029.00

03 DECEMBER 2010
23 DECEMBER 2010 REVISED



BRANDON R. SOUTHER PLS # 22365
JOB NO. 02701-BOUND