

SURVEYORS CERTIFICATE

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF SOUTH CAROLINA, CERTIFIES TO (1) LENDER, (2) LAWYERS TITLE INSURANCE CORPORATION, (3) FORTRESS REALTY MANAGEMENT AS FOLLOWS:

- THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS PREPARED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2005, AND INCLUDES ITEMS 1-4, 6, 7A, 7B, 7C, 8-10, 11A, AND 13 FROM TABLE A THEREOF, ALONG WITH ANY OTHER SIGNIFICANT OBSERVATIONS NOT OTHERWISE DEFINED. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN THEIR PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED WITH THE STATE OF SOUTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.
 - THE SURVEY WAS MADE ON THE GROUND ON JUNE 24, 2006, BY ME AND CORRECTLY SHOWS THE METES AND BOUNDS LEGAL DESCRIPTION AND THE LAND AREA OF THE SUBJECT PROPERTY, THE LOCATION AND THE TYPE OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS (INCLUDING SIGNS, DUMPSTERS, GAS PUMPS, CANOPIES, AWNINGS, SWIMMING POOLS, SIDEWALKS, CURBS, PARKING AREAS AND SPACES, FENCES, ETC.) SITUATED ON THE SUBJECT PROPERTY, AND ANY OTHER MATTERS SITUATED ON THE SUBJECT PROPERTY.
 - THERE IS NO OBSERVABLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ON OR ACROSS THE SURVEYED PROPERTY, OR ON ADJOINING PROPERTIES IF THEY APPEAR TO AFFECT THE SURVEYED PROPERTY, NOT OTHERWISE SHOWN ON THE SURVEY.
 - THERE ARE NO OBSERVABLE PARTY WALLS AND NO OBSERVABLE ABOVE GROUND ENCROACHMENT(S) EITHER, (A) BY THE IMPROVEMENTS ON THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS, ALLEYS, EASEMENTS, OR RIGHTS OF WAY, OR (B) BY THE IMPROVEMENTS ON ANY ADJOINING PROPERTIES, STREETS, OR ALLEYS UPON THE SUBJECT PROPERTY.
 - THE LOCATION OF EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND OTHER MATTER (ABOVE OR BELOW GROUND) AFFECTING THE SUBJECT PROPERTY AND LISTED IN TITLE COMMITMENT NO. 100927, DATED JUNE 20, 2006, REV. 8/2/06 ISSUED BY LAWYERS TITLE INSURANCE CORPORATION WITH RESPECT TO THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER WITH APPROPRIATE RECORDING REFERENCES, TO THE EXTENT THAT SUCH MATTERS CAN BE LOCATED. THE PROPERTY SHOWN ON THE SURVEY IS THE SAME PROPERTY AS DESCRIBED IN THE REFERENCED TITLE COMMITMENT.
 - THE LOCATION OF ALL IMPROVEMENTS ON THE SUBJECT PROPERTY ARE IN ACCORDANCE WITH MINIMUM SETBACK RESTRICTIONS FILED OF RECORD, OR RECORDED ON A SUBDIVISION MAP, OR SET FORTH IN THE APPLICABLE ZONING OR BUILDING CODES FOR THE SUBJECT PROPERTY.
 - THE SUBJECT PROPERTY HAS DIRECT ACCESS TO A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
 - THE UTILITIES SERVING THE SUBJECT PROPERTY APPEAR TO ENTER THE SUBJECT PROPERTY VIA A PUBLIC RIGHT OF WAY.
 - THE SUBJECT PROPERTY APPEARS TO DRAIN INTO A PUBLIC RIGHT OF WAY.
 - THE SUBJECT PROPERTY DOES NOT APPEAR TO SERVE ANY ADJOINING PROPERTY FOR DRAINAGE, UTILITIES, STRUCTURAL SUPPORT, INGRESS OR EGRESS.
 - THE RECORD DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE.
 - NO PORTION OF THE PROPERTY SHOWN ON THE SURVEY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESCRIBED ON THE FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS LOCATED.
 - THERE IS NO OBSERVABLE EVIDENCE OF ANY CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY AT THE TIME THE FIELD SURVEY WAS CONDUCTED.
 - ZONE CLASSIFICATION: THE SUBJECT PROPERTY IS UNZONED
 - HEIGHT: THE HEIGHT OF ALL BUILDINGS ABOVE GRADE IS LESS THAN 20.1'±
 - PARKING: THE PARKING REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF COUNTY OF ANDERSON, AND THE EXISTING PARKING SPACES AT THE SURVEYED PROPERTY, ARE AS FOLLOWS: SEE "PARKING TABLE" FOR PARKING COUNT AND REQUIREMENTS
 - SETBACKS: THE SETBACKS IMPOSED BY THE ZONING ORDINANCE OF COUNTY OF ANDERSON, AND THE EXISTING SETBACKS ON THE SURVEYED PROPERTY, ARE AS FOLLOWS: SEE "ZONING DATA" FOR SETBACK REQUIREMENTS
- THE PARTIES LISTED ABOVE AND THEIR SUCCESSORS AND ASSIGNS ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.
- T. A. SHERARD
SC REGISTRATION NO.: 12314
DATED: 6/23/06

BASIS OF BEARINGS

THE BEARING NORTH 27°48'06" EAST ON THE NORTHWESTERN PROPERTY LINE OF THE SUBJECT PROPERTY PER REF. PLAT NO. 1 NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, ANDERSON COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF JAN. 2, 1981, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "C" PER COMMUNITY MAP NO. 450013 PANEL NO. 03608 ZONE "C" DEFINED AS AREAS OF MINIMAL FLOODING

REFERENCE PLAT

- PLAT ENTITLED "PROPERTY OF RYAN'S FAMILY STEAKHOUSE OF ANDERSON NO. 2", PREPARED BY CLARKSON SURVEYING, DATED 10-13-1978, RECORDED IN PB. 84, PG. 600.

LEGEND

- | | | |
|---------------------------|--------------------------|------------------------|
| BL BUILDING LINE | SSE SS EASEMENT | TEL TELEPHONE |
| CL CENTERLINE | VCP VITRIFIED CLAY PIPE | WM WATER METER |
| CLF CHAIN LINK FENCE | CB CATCH BASIN | WV WATER VALVE |
| CMR CORRUGATED METAL PIPE | DI DRAIN INLET | CTV CABLE TV |
| CT CRIMP TOP | ET ELEC TRANS | CLF CHAIN LINK FENCE |
| DE DRAINAGE EASEMENT | EL ELEVATION | FOC FIBER OPTIC CABLE |
| EP EDGE OF PAVEMENT | FH FIRE HYDRANT | GL GAS LINE |
| IPO IRON PIN OLD | GM GAS METER | OHP OVERHEAD POWER |
| IPS IRON PIN SET | GV GAS VALVE | OHT OVERHEAD TELEPHONE |
| N&C NAIL & CAP | HC HANDICAP | SD STORM DRAIN |
| OT OPEN TOP | IP IRON PIN | SS SANITARY SEWER |
| RB REBAR | LP LIGHT POLE | UGP UNDERGROUND POWER |
| RCP REINFORCED CONC PIPE | MHS MANHOLE (BELL SOUTH) | UGT UNDERGROUND TEL |
| R/W RIGHT OF WAY | MHSD MANHOLE (SD) | W WATER LINE |
| SD STORM DRAIN | MHSS MANHOLE (SS) | |
| SS SANITARY SEWER | PP POWER POLE | |

TITLE COMMITMENT LEGAL DESCRIPTION

TRACT 1:

ALL THAT CERTAIN LOT OR TRACT OF LAND IN CENTERVILLE TOWNSHIP, ANDERSON COUNTY, SOUTH CAROLINA, AND IN SCHOOL DISTRICT NO. FIVE, CONTAINING 1.5 ACRES, MORE OR LESS, AND BEING SHOWN ON PLAT MADE BY CLARKSON SURVEYING COMPANY, DATED OCTOBER 13, 1978, OF RECORD IN THE OFFICE OF THE CLERK OF COURT FOR THE COUNTY OF ANDERSON, S.C., IN PLAT BOOK 84, AT PAGE 600. SAID LOT OR TRACT OF LAND FRONTING ON THE NORTHEASTERN SIDE OF S.C. HIGHWAY 28 BY-PASS FOR A COMBINED DISTANCE OF 251.65 FEET, AND HAVING THE FOLLOWING COURSES AND DISTANCES: BEGINNING AT A POINT ON S.C. HIGHWAY 28 BY-PASS AT THE SOUTHWESTERN CORNER OF SAID LOT, AND RUNNING THENCE N 27°48'06" E 125.77 FEET; THENCE N 10°31' E 137.63 FEET; THENCE S 55°21' E 274.13 FEET; THENCE S 10°31' W 63.58 FEET; THENCE S 27°48' W 192.08 FEET TO A POINT ON S.C. HIGHWAY 28 BY-PASS; THENCE ALONG SAID HIGHWAY N 56°50' W 101.2 FEET; THENCE CONTINUING N 55°00' W 150.45 FEET TO THE POINT OF BEGINNING.

ALSO ALL RIGHT, TITLE AND INTEREST IN AND TO THE STRIP OF LAND ADJOINING THE ABOVE PARCEL ON THE EAST SUBJECT TO THE RIGHT OF WAY OF DUKE POWER COMPANY AND SEABOARD COASTLINE RAILROAD AS SHOWN ON SAID PLAT.

LESS AND EXCEPT THEREFROM ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN ANDERSON COUNTY, S.C. CONTAINING 0.06 ACRES ACCORDING TO THE PLAT PREPARED BY FARMER & SIMPSON ENGINEERS, AND BEING IDENTIFIED THEREON AS TRACT "A", WHICH PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR ANDERSON COUNTY, S.C. IN PLAT BOOK 90 AT PAGE 514, REFERENCE BEING MADE THERETO FOR A METES AND BOUNDS DESCRIPTION.

TRACT II:

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND IN ANDERSON COUNTY, S.C., IN SCHOOL DISTRICT NO. 5, CONTAINING 0.30 ACRE ACCORDING TO A PLAT PREPARED BY FARMER & SIMPSON ENGINEERS, ANDERSON, S.C., DATED JULY 18, 1983, AND BEING IDENTIFIED THEREON AS TRACT "B", WHICH PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR ANDERSON COUNTY, S.C., IN PLAT BOOK 92 AT PAGE 514, AND HAVING, ACCORDING TO SAID PLAT, THE FOLLOWING METES AND BOUNDS, TO-WIT:

BEGINNING AT AN IRON PIN APPROXIMATELY 41 FEET IN A SOUTHEASTERN DIRECTION FROM THE NORTHWESTERN MOST CORNER OF OTHER PROPERTY OF THE GRANTEE AND RUNNING THENCE N 31°34' E. 40.2 FEET TO AN IRON PIN PLACED; THENCE S. 51°34' E. 320.7 FEET TO AN IRON PIN PLACED AT OR NEAR THE CENTER LINE OF THE RIGHT OF WAY OF THE SEABOARD COAST LINE RAILWAY; THENCE WITH THE CENTER LINE OF SAID RIGHT OF WAY S 29°42' W. 40.3 FEET TO AN IRON PIN PLACED; THENCE N 51°34' W. 322 FEET TO AN IRON PIN, THE POINT OF BEGINNING.

EASEMENTS

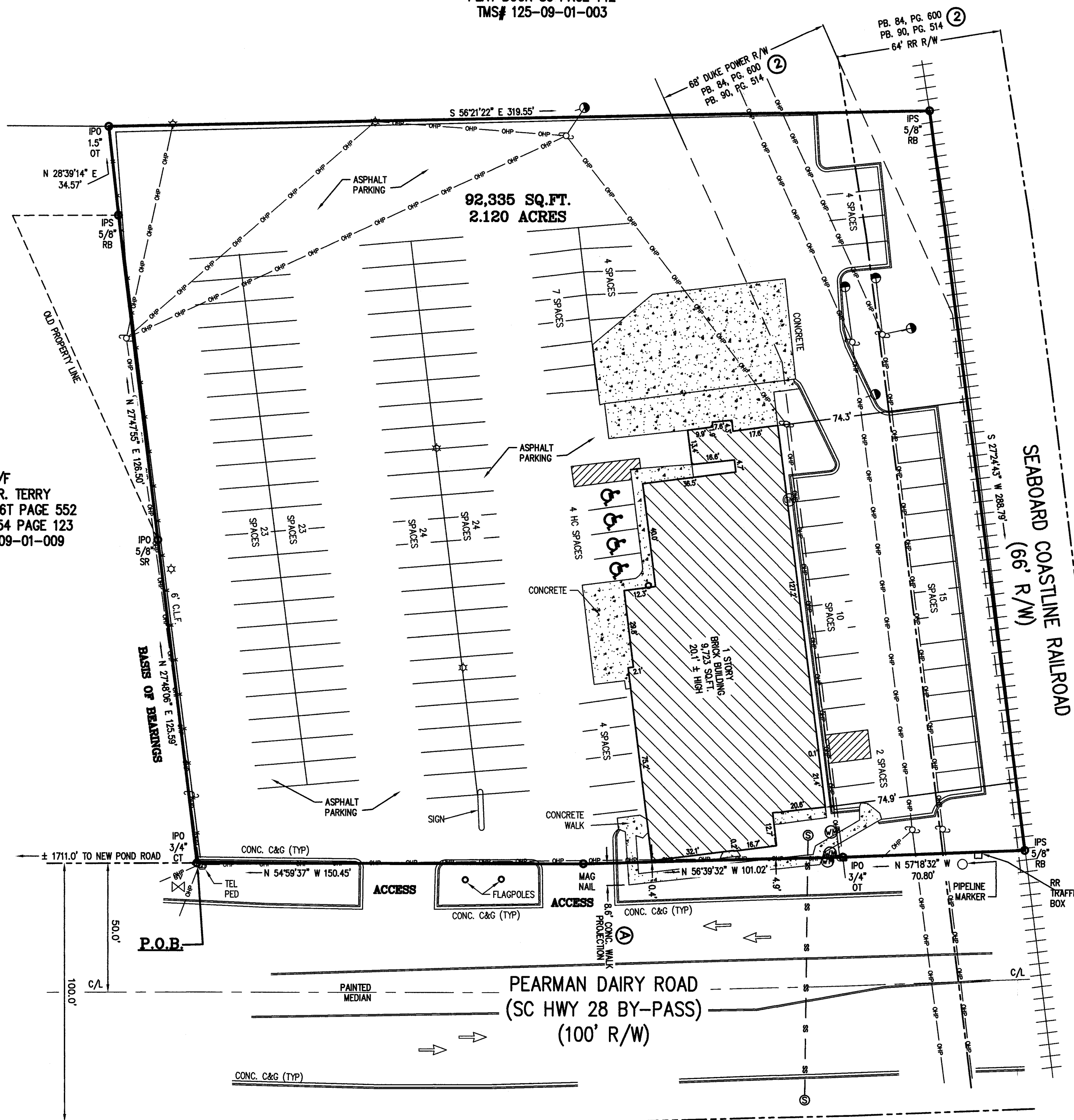
NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
LAWYERS TITLE INSURANCE CORPORATION
COMMITMENT NO.: 100927
DATED: JUNE 20, 2006, REV. 8/2/2006

- THOSE MATTERS AFFECTING THE PROPERTY THAT ARE SHOWN ON PLATS RECORDED IN PLAT BOOK 54 AT PAGE 123; PLAT BOOK 84 AT PAGE 600, AND PLAT BOOK 90 AT PAGE 514, OF THE ANDERSON COUNTY PUBLIC REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS DUKE POWER EASEMENT AND RR R/W PLOTTED HEREON
- TERMS AND CONDITIONS OF A LEASE AS EVIDENCED BY THAT MEMORANDUM OF LEASE BETWEEN AUBREY MARSHALL AND MARSHALL K. MASTERS AND POINSETT COMMERCIAL HEAT TREATING COMPANY RECORDED IN BOOK 13L AT PAGE 199 OF THE ANDERSON COUNTY PUBLIC REGISTRY, REFERENCE BEING MADE TO THE RECORDS THEREOF FOR THE FULL PARTICULARS GENERAL IN NATURE - NOTHING PLOTTABLE

ENCROACHMENTS/PROJECTIONS

- SUBJECT PROPERTY'S CONC. WALK PROJECTS INTO R/W OF SC HWY. 28 8.6' AT THE GREATEST POINT

N/F
A. R. MANAGEMENT
DEED BOOK 2822 PAGE 308
PLAT BOOK 113 PAGE 235
PLAT BOOK 104 PAGE 66
PLAT BOOK 80 PAGE 142
TMS# 125-09-01-003

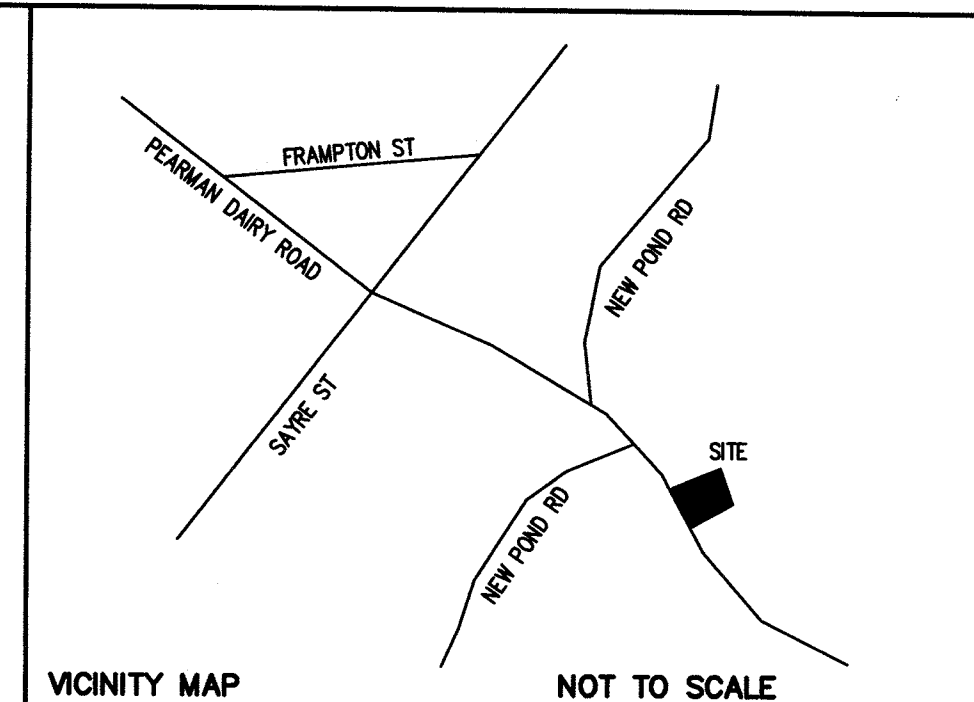


SURVEYOR'S LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN ANDERSON, ANDERSON COUNTY, STATE OF SOUTH CAROLINA, AND CONTAINING 2.120 ACRES ACCORDING TO AN "ALTA/ACSM LAND TITLE SURVEY FOR FORTRESS REALTY MANAGEMENT, 203 28 BY-PASS ANDERSON COUNTY, ANDERSON, SOUTH CAROLINA, (RYAN'S)", DATED 6/24/06 BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT AN OLD 3/4" CRIMP TOP IRON PIN LOCATED ON THE NORTHERN RIGHT OF WAY OF PEARMAN DAIRY ROAD (SEC. HWY. 28 BY-PASS) AND THE JOINT CORNER OF GERALD R. TERRY PROPERTY NOW OR FORMERLY, SAID IRON PIN ALSO BEING LOCATED 1711 FEET+/- FROM THE EASTERN RIGHT OF WAY OF NEW POND ROAD, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF THE TERRY PROPERTY N 27°48'06" E 125.59 FEET TO AN OLD 5/8" SOLID ROD, THENCE TURNING AND RUNNING N 27°47'55" E 126.50 FEET TO A 5/8" REBAR IRON PIN SET, THENCE TURNING AND RUNNING N 28°39'14" E 34.57 FEET TO AN OLD 1.5" OPEN TOP IRON PIN LOCATED ON THE LINE OF A. R. MANAGEMENT PROPERTY NOW OR FORMERLY, THENCE TURNING AND RUNNING ALONG THE LINE OF THE A. R. MANAGEMENT PROPERTY S 56°21'22" E 319.55 FEET TO A 5/8" REBAR IRON PIN SET IN THE CENTER LINE OF THE SEABOARD COASTLINE RAILROAD, THENCE TURNING AND RUNNING ALONG SAID CENTER LINE S 27°24'43" W 288.79 FEET TO A 5/8" REBAR IRON PIN SET LOCATED ON THE NORTHERN RIGHT OF WAY OF PEARMAN DAIRY ROAD (S.C. HWY. 28 BY-PASS), THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 57°18'32" W 70.80 FEET TO A 3/4" OPEN TOP IRON PIN, THENCE TURNING AND RUNNING N 56°39'32" W 101.02 FEET TO A MAG NAIL SET, THENCE TURNING AND RUNNING N 54°59'37" W 150.45 FEET TO THE POINT OF BEGINNING.

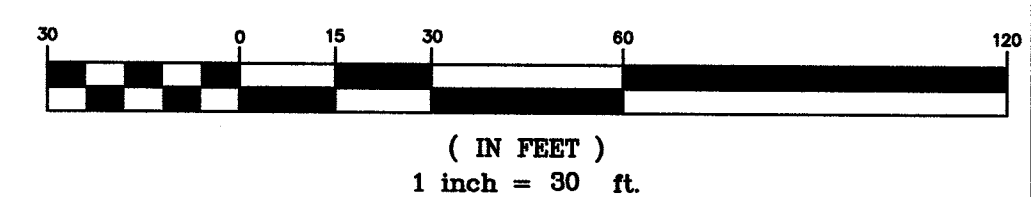
THIS BEING THE SAME PROPERTY REFERRED TO IN LAWYERS TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 100927 BEARING AN EFFECTIVE DATE OF JUNE 20, 2006 REVISED AUGUST 2, 2006.



SURVEYOR'S NOTES

- THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING REBAR BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING AGENCY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

GRAPHIC SCALE



DATA

ZONED: UNZONED
SETBACK REQUIREMENTS:
FRONT: BASED ON SITE PLAN APPROVAL
SIDE: BASED ON SITE PLAN APPROVAL
REAR: BASED ON SITE PLAN APPROVAL
MAX. BLDG. HEIGHT:

AREA

92,335 SQ.FT.
2.120 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	140
HANDICAP	4
COMPACT	0
TOTAL	144

SOURCE OF DATA

ANDERSON COUNTY PLANNING DEPARTMENT
101 S. MAIN STREET
ANDERSON, SC 29622
(864) 260-4774

PARKING REQUIREMENTS

BASED ON USE/SITE PLAN APPROVAL

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT-OF-WAY PEARMAN DAIRY ROAD (SC HWY. 28 BY-PASS).

TAX ASSESSOR PARCEL NO.

PIN #1250901007

SURVEY PREPARED BY:

SDI SITE DESIGN, INC.
CIVIL ENGINEERS AND SURVEYORS
800 EAST WASHINGTON STREET, SUITE B
GREENVILLE, SOUTH CAROLINA, 29601 (864) 271-0498

"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
National ALTA Survey Management

17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)-979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

DATE	REVISION	BY

FORTRESS REALTY MANAGEMENT

203 28 BY-PASS
ANDERSON COUNTY
ANDERSON, SOUTH CAROLINA
(RYAN'S)

SCALE: 1" = 30'	CHKD. / AP'VD: TBO/DRA
DATE: 6/24/06	APPROVED: TAS
DWN. BY: GCC/DRA	UNIT NO.: 103
CHKD. BY: TBO/DRA	SDI DWG. NO.: S060466