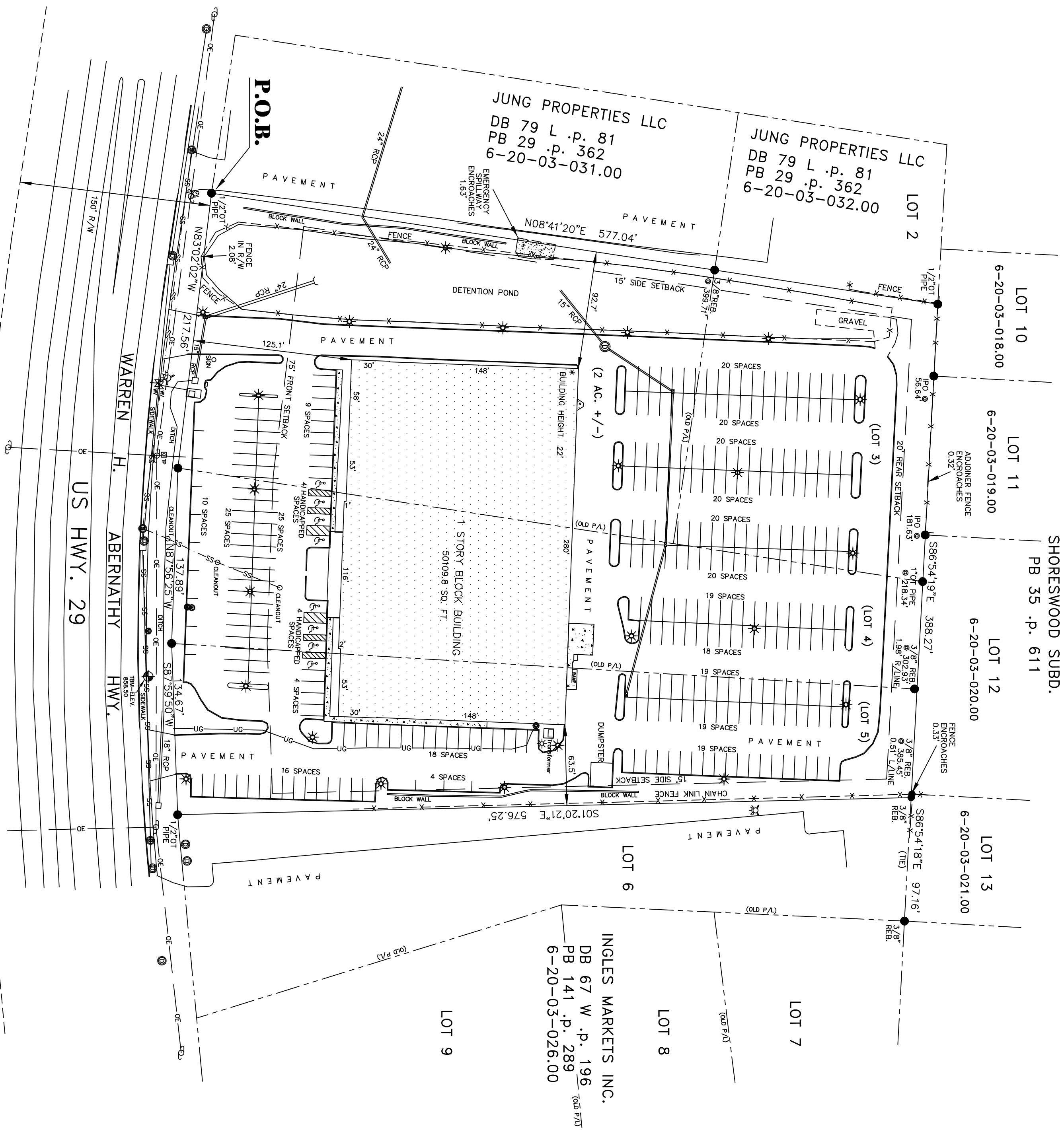


MAP



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET IN ROAD
- PK NAIL FOUND IN ROAD
- PK NAIL SET IN ROAD
- ✱ LIGHT POLE
- ✱ POWER POLE
- ✱ WATER VALVE
- ✱ GAS VALVE
- ✱ GAS VALVE
- ✱ GAS METER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM DRAIN MANHOLE
- ⊙ GRATE
- ⊙ CATCH BASIN
- ⊙ GAS VALVE
- ⊙ TELEPHONE PEDESTAL
- ⊙ FIRE HYDRANT
- ⊙ HANDICAP PARKING
- ⊙ TREES
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- UT — UNDERGROUND TELEPHONE LINE

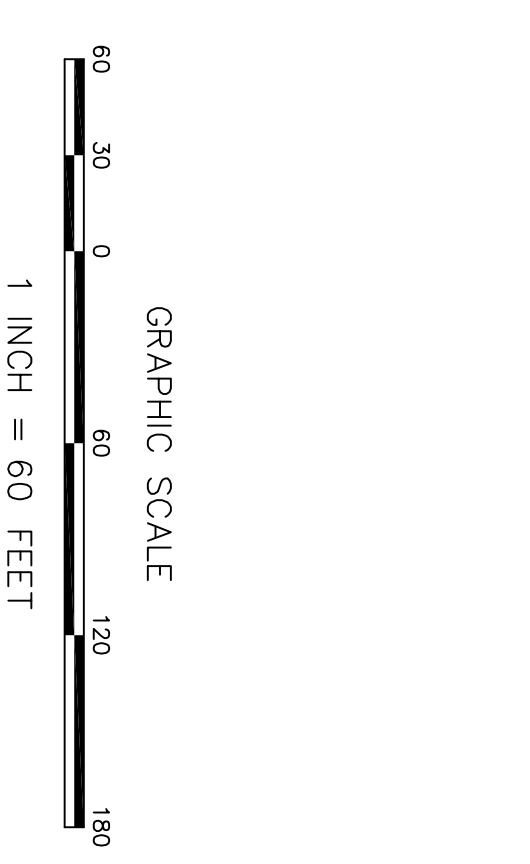
NOTES:

- ALL PINS ARE 1/2" REBAR OR PK NAILS IN ROAD UNLESS OTHERWISE NOTED.

*****CAUTION*****

PAULETTO UTILITY LOCATION SERVICE
 3 DAYS BEFORE WORKING
 TOTAL FEE: 7-800-252-0843
 A DIGITALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

BE UNDERGROUND. CALLING SOMEONE ELSE'S LOCATION FROM YOUR LOCATION DOES NOT GUARANTEE THE UTILITIES ARE WHERE YOU THINK THEY ARE. THE UTILITIES ARE SHOWN AS ACCURATE AS POSSIBLE.



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 OF MORE OR LESS, BEING PART OF A CERTAIN TRACT OF LAND, BEING A PART 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 87-58-23 W 137.89' TO A 1/2" REBAR; THENCE ALONG RIGHT-OF-WAY S 89-02-02 W 217.58' 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,
 CMS Edu III, Spartanburg, LP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE ACCOMPANYING NOTES, METES AND BOUNDS, DIMENSIONS, BEARINGS AND 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, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 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972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SIGNED: _____
 REGISTRATION NO.: 22365

SPARTANBURG COUNTY HAS NO ZONING REFER TO ULMO FOR SPARTANBURG COUNTY

SETBACKS BUFFER
 FRONT 75' BUFFERYARD 6A
 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)

I hereby state that to the best of my knowledge, information, and belief the survey shown herein was made in accordance with the requirements of the minimum standards manual for the practice of land surveying in South Carolina, and meets or exceeds the requirements for a Class A Survey as specified therein; also there are no visible encroachments or projections other than shown.

SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL & SIGNATURE OF SURVEYOR.
 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR.

ALL UNDERGROUND UTILITIES ARE NOT SHOWN AND THEIR LOCATIONS ARE UNKNOWN TO ME.
 THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, ZONING ORDINANCES, AND RIGHTS-OF-WAY OF RECORD OR NOT OF RECORD CHECK ALL R/W/S BEFORE CONSTRUCTION
 THIS BEING ALL OF LOTS 3, 4 & 5 OF MARY E. HADDEN ESTATE AND ALSO A TWO (2) ACRE PARCEL, MORE OR LESS.



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

SC GRID (NAD 83)

TOTAL: 5.88 ACRES

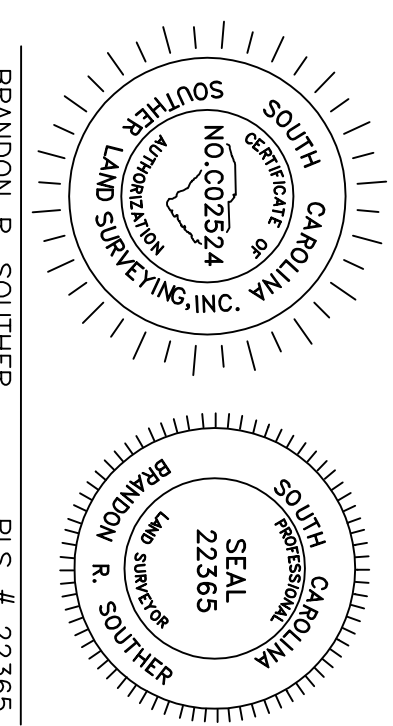
256200.3 SQ. FT.

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