NOTE: EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: RIGHTS-OF-WAY, EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS AND ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THIS SURVEY DOES NOT CONSTITUTE A TITLE RESEARCH, FLOOD STUDY, WETLAND DELINEATION OR ENVIRONMENTAL INSPECTION BY SURVEYOR. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO EVIDENCE OR STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS, CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

COMMITMENT LEGAL DESCRIPTIONS

Fee Simple Parcel:

All that certain piece, parcel or lot of land located on Five Forks Road in the City of Simpsonville, Greenville County, State of South Carolina containing approximately 5.00 acres as shown on a plat for Ida Vaughn dated January 10, 2007 and recorded in Plat Book 1029 at Page 30 in the Office of the Register of Deeds for Greenville County, reference to which is hereby made for a complete metes and bounds description thereof.

Easement Parcel:

Together with the grant of easement by and between John Thomas Austin and Rebecca V. Austin, as Joint Tenants, etc. and Landbridge Acquisitions, LLC (f/k/a Bridgeland Land, LLC) dated _____ 2015 and recorded on _____, 2015 in Deed Book_____, at Page _____, in the Office of the Register of Deeds for Greenville County, over, under and across the land as described as follows:

All that piece, parcel or lot of land in the County of Greenville, State of South Carolina, being part of the homestead of Mary M. Austin located approximately two and one-half (2 ½) miles northeast of the Town of Simpsonville, being shown and designated as approximately 10.94 acres, more or less, on a plat entitled "Boundary Survey for John T. Austin and Rebecca V. Austin", prepared by Triad Surveyors and Land Planners, Inc. dated April 8, 2003, and recorded on July 7, 2009, in Plat Book 1089 at Page 68 in the Office of the Register of Deeds for Greenville County, South Carolina, reference to which said plat is hereby made for a complete metes and bounds description thereof.

FEE SIMPLE PARCELS – SURVEYED LEGAL DESCRIPTIONS

All of those certain pieces, parcels or tracts of land situate in the State of South Carolina, County of Greenville, being shown and designated as Tracts 1, 2, and 3 on a survey entitled "ALTA/ACSM Land Title Survey for Five Forks Memory Care, LLC", dated Oct. 20, 2015, last revised November 13, 2015, prepared by 3D Land Surveying, Inc., and the subsequent revision to Tract 2 as shown on a plat of survey entitled "Boundary Survey for Five Forks Memory Care, LLC" dated February 04, 2016, and recorded on August 17, 2016 in the Register of Deeds Office for Greenville County, South Carolina in Plat Book 1247 at Page 45, and having a revised total area of 4.934 acres, and having the following metes and bounds, to-wit:

TRACT 1
BEGINNING at a 1/2" rebar situate on the easterly 40 foot right-of-way limit for S. C. Highway 14, being common corner of Lot 9 Boxwood Subdivision; thence running with southerly lines of Lots 9 through Lot 17 of Boxwood Subdivision S 86°42'47" E for 658.34 feet to a ½" rebar situate on the northwesterly 66 foot right-of-way limit for Five Forks Road; thence with said northwesterly 66 foot right-of-way limit for Five Forks Road S 46°43'58" W for 374.74 feet to a ½" rebar; thence continuing with said northwesterly 66 foot right-of-way limit for Five Forks Road along a curve being concave to the north and having a radius of 200.64 feet, an arc length of 207.13 feet and a chord bearing and distance of S 76°14'13" W for 198.05 feet to a ½" rebar; thence continuing with said northwesterly 66 foot right-of-way limit for Five Forks Road N 74°11'20" W for 123.70 feet to a ½" rebar; thence with the northerly transitional right-of-way limit for Five Forks Road N 38°04'38" W for 82.86 feet to a ½" rebar situate on the easterly variable width right-of-way limit for S. C. Highway 14; thence with said easterly variable width right-of-way limit for S. C. Highway 14 N 06°41'33" W for 176.60 feet to ½" rebar situate on the easterly 40 foot right-of-way; thence with said easterly 40 foot right-of-way limit N 01°07'00" W for 67.40 feet to the POINT OF BEGINNING. Having an area of 153,617 square feet, or 3.526 acres, more or less.

TRACT 2
COMMENCING at a 1/2" rebar situate on the easterly 40 foot right-of-way limit for S. C. Highway 14, being common corner of Lot 9 Boxwood Subdivision; thence running with said easterly 40 foot right-of-way limit for S.C. Highway 14 S 01°07'00" E for 67.40 feet to a ½"rebar; thence continuing with the easterly variable width right-of-way limit for S. C. Highway 14 S 06°41'33" E for 176.60 feet to a ½" rebar; thence with a northerly transitional right-of-way limit for Five Forks Road S 38°04'38" E for 82.86 feet to a ½" rebar; thence with a tie line crossing Five Forks Road S 22°37'56" W for 89.93 feet to a ½" rebar on the southerly 55 foot right-of-way limit for Five Forks Road, thence with the southerly 55 foot right-of-way for Five Forks Road. S 74°11'02" W for 7.24 feet to a ½" rebar, being the POINT OF BEGINNING; thence with said southerly 55 foot right of way limit for Five Forks Road S 74°11'02" E for 85.37 feet to a ½" rebar; thence N 15°48'57" E for 5.00 feet to a ½" rebar situate on the southerly 50 foot right-of-way limit for Five Forks Road; thence with said southerly right-of-way limit for Five Forks Road the following courses and distances: S 74°09'50" E for 41.23 feet to a ½" rebar, thence along a curve being concave to the north, having a radius length of 293.82 feet, an arc length of 70.94 feet and a chord bearing and distance of S 81°14'13" E for 70.77 feet to a ½" rebar; thence along a transition to the westerly 33 foot right-of-way limit for Parkside Drive S 66°25'49" E for 36.30 feet to a ½" rebar; thence with said westerly 33 foot right-of-way limit for Parkside Drive S 42°02'42" E for 43.16 feet to a ½" rebar, being common corner with property now or formerly of John T. and Rebecca v. Austin; thence running with the common lines of Austin the following courses and distances: S 79°35'15" W for 189.95 fee to a ½" rebar, thence N 37°37'45" W for 145.66 feet to a ½" rebar situate on the southerly transitional right-of-way limit to Five Forks Road; thence with said southerly transitional right-of-way limit N 59°22'20" E for 15.70 feet to a ½" rebar, being the POINT OF BEGINNING. Having an area of 14,856 square feet, or 0.341 acres, more or less.

TRACT 3
BEGINNING at a ½" rebar situate on the easterly right-of-way limit for Parkside Drive, being common corner with property now or formerly of John T. Austin and Rebecca V. Austin, said rebar being N 79°35'36" E for 77.53 feet from a ½" rebar on the westerly 33 foot right-of-way limit for Parkside Drive on the line of John T. Austin and Rebecca V. Austin; thence running with said easterly 33 foot right-of-way limit for Parkside Drive N 42°02'54" W for 61.82 feet to a ½" rebar; thence with a transition to the southerly 33 foot right-of-way limit for Five Forks Road N 14°34'43" E for 21.99 feet to a ½" rebar; thence with said southerly 33 foot right-of-way limit for Five Forks Road the following courses and distances: along a curve concave to the northwest, having a radius length of 266.64 feet, an arc length of 104.39 feet, and a chord bearing and distance of N 57°51'51" E for 103.72 feet to a ½" rebar, thence N 46°36'12" E for 206.82 feet to a 1" crimp top pin, being common corner with property now or formerly of Michael G. and Linda B. Smith; thence leaving said southerly 33 foot right-of-way limit for Five Forks Road and running with the common line of Smith S 30°42'33" E for 238.34 feet to a ¾" crimp top pin, being common corner with the property now or formerly of John T. Austin and Rebecca V. Austin; thence running with the line for Austin S 79°35'11" W for 329.38 feet to the POINT OF BEGINNING. Having an area of 46,472 square feet, or 1.067 acres, more or less.

ZONING

According to a letter from the Greenville County Office of the Zoning Administrator concerning Zoning Docket Number CZ-2014-50, dated March 18, 2015, the zoning classification for this property has been amended to POD; Planned Office District. However, Greenville County GIS shows Tracts 2 and 3 as being zoned R-S.

According to the current information published by the Greenville County Zoning Ordinance, as published on the Greenville County website, the following setback information applies for POD and R-S zoning:

POD
Minimum Lot Width: None Front Setback: 15 feet Side Setback: 25 feet (see Section 7:3.8)
Rear Setback: 20 feet (see Section 7:3.8) Maximum Building Height: 45 feet

R-S
Minimum Lot Width: 30 feet
Front Setback: 30 feet (Residential) 40 feet (Collector) and 50 feet (arterial)
Side Setback: 5 feet Rear Setback: 5 feet
Maximum Height: 45 feet
R-S for Nonresidential Setbacks in Single-Family Districts:
Minimum Lot Width: 200 feet
Front Setback: 30 feet (Residential) 40 feet (Collector) and 50 feet (Arterial)
Side Setback: 25 feet Rear Setback: 5 feet

No other information was provided in the referenced letter. Please contact the Office of the Greenville County Zoning Administrator for more detailed use, parking and other standards.

ACCESS NOTE

Subject property currently has direct vehicular and pedestrian ingress and egress to S.C. Highway 14 and to S. C. Highway 296 (Five Forks Road), and frontage to Parkside Drive, all publicly dedicated and maintained streets. S.C. Highway 14 and Five Forks Road (S. C. Highway 296) are maintained by the South Carolina Department of Transportation, as is a portion of Parkside Drive. The remainder of Parkside Drive is maintained by Greenville County.

ENCROACHMENT NOTE

Existing concrete steps project across northern most property line as shown.

FLOOD ZONE

By graphic determination only, according to FIRM 45045C0417E for Greenville County, South Carolina, with an effective date of August 18, 2014, a portion of this property, located on the east side of S.C. Hwy. 14, the south side of Five Forks Road (S.C. Hwy 296), and the west side of Parkside Drive, is located within a designated flood hazard area.

GAPS OR GORES

There were no gaps or gores apparent between the subject parcels for this survey.

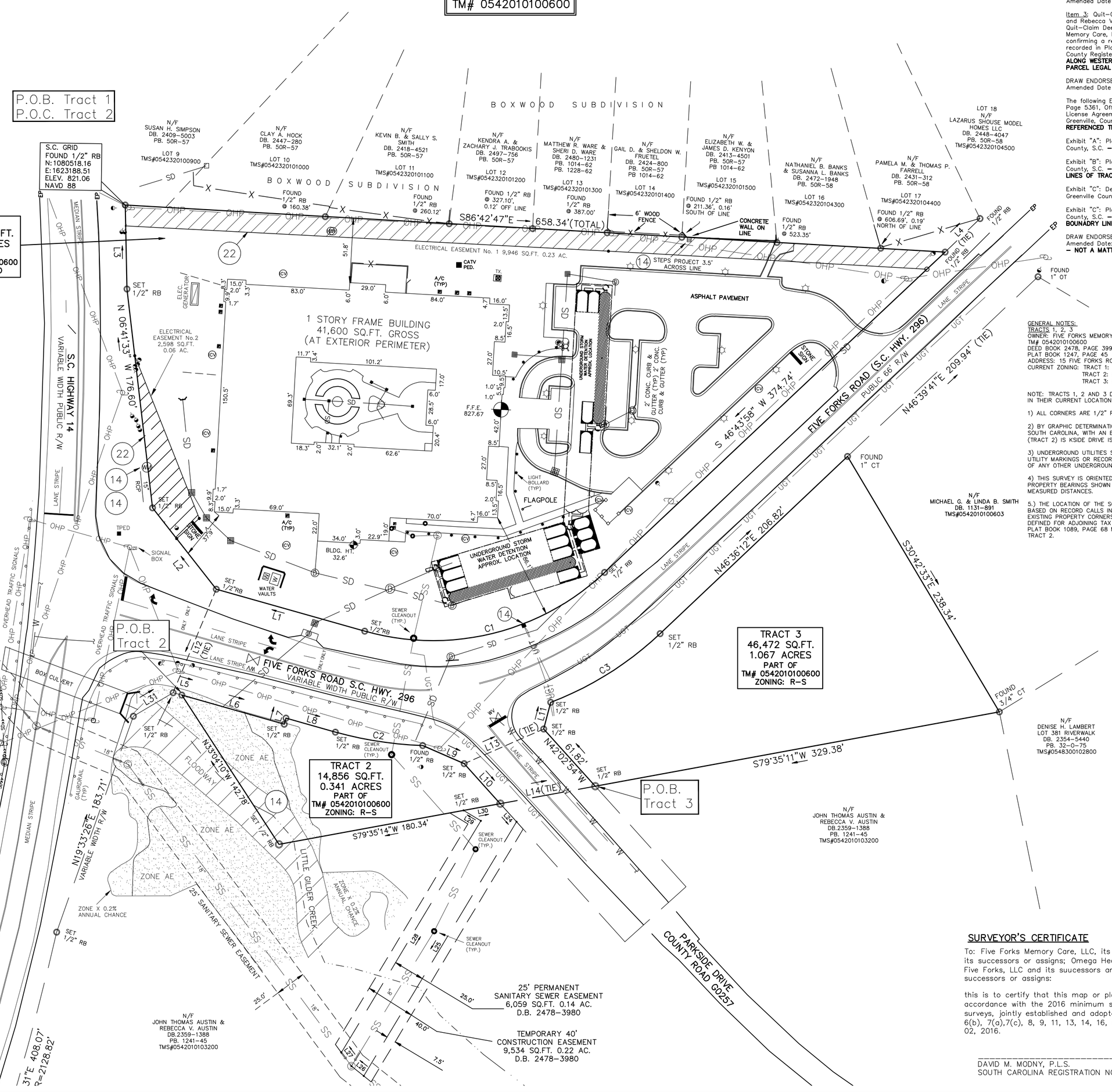
ROAD ACCESS

Tract 1 has accessible to S. C. Highway 296 (Five Forks Road), a publically dedicated right of way. Tracts 2 and 3 are accessible to Five Forks Road and Parkside Drive, both publically dedicated rights of way.

PARKING

There are currently a no striped parking spaces.

TOTAL AREA
214,945 SQ.FT.
4.934 ACRES
ALL OF
TM# 0542010100600



SCHEDULE B SECTION II

Chicago Title Insurance Company
Alta Loan Policy
NBU No.: 21502850 Local No.: 00994-0931
Effective Date: _____ @_____a.m.

(12) 12. Subject to the rights of others in and to the bed and waters of the creek crossing said premises as shown on a plat prepared for Jennie V. Green, Estate, dated April 20, 2003 and recorded in Plat Book 47-U at Page 74. **– CREEK SHOWN HEREON; ONLY AFFECTS TRACT 2.**

(14) 14. Matters as disclosed by the plat of survey entitled "ALTA/ACSM Land Title Survey for Landbridge Development, LLC" prepared by 30 Land Surveying, dated May 5, 2015 and last revised _____, 2015 as follows:
a. Overhead power lines and poles; **– AS SHOWN ON TRACT 1**
b. Creek; **– AS SHOWN ON TRACT 2**
c. Driveways; **– ORIGINAL DRIVES REMOVED; DOES NOT AFFECT**
d. Water Meters; **– AS SHOWN**
e. Underground telephone; **– AS SHOWN**
f. Encroachment of concrete steps over north line by 3.5 feet **– AS SHOWN**
g. Encroachment of concrete steps over the proposed electrical easement (Tract 1) **– AS SHOWN**
h. Possible overlap along west line of Tract 2; **RESOLVED, SEE THE FOLLOWING RECORDED DOCUMENTS:**
PLAT BOOK 1247, PAGE 45
DEED BOOK 2494, PAGE 2260
DEED BOOK 2494, PAGE 2264

(22) 22. Easement for Overhead Power Lines made by Five Forks Memory Care, LLC, a Georgia limited liability company to Laurens Electric Cooperative, Inc., recorded December 15, 2015, in Book 2478, Page 4004, and shown on the survey prepared by 30 Land Surveying, dated October 10, 2015 as Job No. 30–140234; **– AS SHOWN HEREON.**

The Surveyor notes the following General Endorsements provided, pertaining to Chicago Title Insurance Company Loan Policy, File No.: 00994-0931 MRS

DRAW ENDORSEMENT NO. 1 Attached to Policy No. 7230740–94987938
Amended Date for Policy: February 2, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY.

DRAW ENDORSEMENT NO. 2 Attached to Policy No. 7230740–94987938
Amended Date for Policy: February 18, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 2 Attached to Policy No. 7230740–94987938
Amended Date for Policy: MARCH 17, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 3 Attached to Policy No. 7230740–94987938
Amended Date for Policy: APRIL 20, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 4 Attached to Policy No. 7230740–94987938
Amended Date for Policy: MAY 31, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 4 Attached to Policy No. 7230740–94987938
Amended Date for Policy: MAY 31, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 5 Attached to Policy No. 7230740–94987938
Amended Date for Policy: JUNE 22, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 6 Attached to Policy No. 7230740–94987938
Amended Date for Policy: JULY 28, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY

DRAW ENDORSEMENT NO. 7 Attached to Policy No. 7230740–94987938
Amended Date for Policy: AUGUST 22, 2016 @ 9:00 a.m.

Item 3: Quit-Claim Deed from Five Forks Memory Care, LLC, to John Thomas Austin and Rebecca V. Austin recorded in Book 2494 at Page 2264, on August 17, 2016, and Quit-Claim Deed from John Thomas Austin and Rebecca V. Austin to Five Forks Memory Care, LLC, recorded in Book 2494 at Page 2260, on August 17, 2016, confirming a revised common property line affecting Tract 2 as shown on that plat recorded in Plat Book 1247 at Page 45, on August 17, 2016, Office of Greenville County Register of Deeds, and referred to Schedule A hereof. **– AS SHOWN HEREON IN ALONG WESTERN AND NORTHERN LINE OF TRACT 2, AND INCLUDED IN FEE SIMPLE PARCEL LEGAL DESCRIPTIONS HEREON.**

DRAW ENDORSEMENT NO. 8 Attached to Policy No. 7230740–94987938
Amended Date for Policy: SEPTEMBER 15, 2016 @ 9:00 a.m.

The following Exhibits referenced in License Agreement recorded in Deed Book 2495 at Page 5361, Office of the Register of Deeds for Greenville, County, S.C.:
License Agreement, Deed Book 2495 at Page 5361, Office of the Register of Deeds for Greenville, County, S.C. – **TERMS OF AGREEMENT NOT A MATTER OF SURVEY; EXHIBITS REFERENCED THEREIN INCLUDED BELOW:**

Exhibit "A": Plat Book 1029 at Page 30, Office of the Register of Deeds for Greenville County, S.C. – **PLAT REFERENCED HEREON, PERTAINS TO BOUNDARY LINES.**

Exhibit "B": Plat Book 1014 at Page 62, Office of the Register of Deeds for Greenville County, S.C. –**PLAT REFERENCED HEREON PERTAINING TO ADJOINERS ALONG NORTHERN LINES OF TRACT 1.**

Exhibit "C": Deed Book 2495 at Page 5371, Office of the Register of Deeds for Greenville County, S.C. – **PERTAINS TO EXCEPTION 14, ITEM F, AS SHOWN HEREON.**

Exhibit "C": Plat Book 1247 at Page 45, Office of the Register of Deeds for Greenville County, S.C. – **AS REFERENCED HEREON, PERTAINS TO NORTHERLY AND WESTERLY BOUNADRY LINES FOR TRACT 2.**

DRAW ENDORSEMENT NO. 9 Attached to Policy No. 7230740–94987938
Amended Date: OCTOBER 17, 2016 @ 9:00 a.m.
– NOT A MATTER OF SURVEY.

GENERAL NOTES:
TRACTS 1, 2, 3
OWNER: FIVE FORKS MEMORY CARE, LLC
TM# 0542010100600
DEED BOOK 2478, PAGE 3993
PLAT BOOK 1247, PAGE 45
ADDRESS: 15 FIVE FORKS ROAD
CURRENT ZONING: TRACT 1: POD NORTH SIDE S.C. HWY. 296 (FIVE FORKS ROAD)
TRACT 2: R–S SOUTH SIDE S.C. HWY. 296 (FIVE FORKS ROAD), EAST SIDE PARKSIDE DRIVE
TRACT 3: R–S SOUTH SIDE S.C. HWY. 296 (FIVE FORKS ROAD), WEST SIDE PARKSIDE DRIVE

NOTE: TRACTS 1, 2 AND 3 DO NOT CONSTITUTE AN ILLEGAL SUBDIVISION IN THEIR CURRENT LOCATION UNDER APPLICABLE COUNTY OR CITY ORDINANCES.

1) ALL CORNERS ARE 1/2" REBAR SET UNLESS OTHERWISE NOTED.

2) BY GRAPHIC DETERMINATION ONLY, ACCORDING TO FIRM PANEL 45045C0417E FOR GREENVILLE COUNTY, SOUTH CAROLINA, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014, A PORTION OF THE SUBJECT PROPERTY, (TRACT 2) IS X500 DRIVE IS LOCATED IN ZONE AE.

3) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION BASED UPON ABOVE GROUND EVIDENCE, UTILITY MARKINGS OR RECORD DRAWINGS. THE SURVEYOR DOES WARRANT THE EXISTENCE OR NON– EXISTENCE OF ANY OTHER UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED.

4) THIS SURVEY IS ORIENTED TO THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM, NAD 83/2011. ALL PROPERTY BEARINGS SHOWN ARE BASED ON S.C. GRID NORTH. ALL DISTANCES SHOWN ARE ACTUAL GROUND MEASURED DISTANCES.

5.) THE LOCATION OF THE SOUTH AND WEST BOUNDARY LINES FOR TRACT 2, AS PLATTED HEREON, ARE BASED ON RECORD CALLS INCLUDED IN DEED BOOK 2191, PAGE 717 AND PLAT BOOK 1029, PAGE 30, AND EXISTING PROPERTY CORNERS RECOVERED AT THE TIME OF THIS SURVEY. THE LOCATION OF THESE LINES, AS DEFINED FOR ADJOINING TAX PARCEL 0542010103200, AND INCLUDED IN DEED BOOK 2359, PAGE 1388, AND PLAT BOOK 1089, PAGE 68 MAY CREATE AN OVERLAP IN THE LOCATION OF THE WEST PROPERTY LINE FOR TRACT 2.

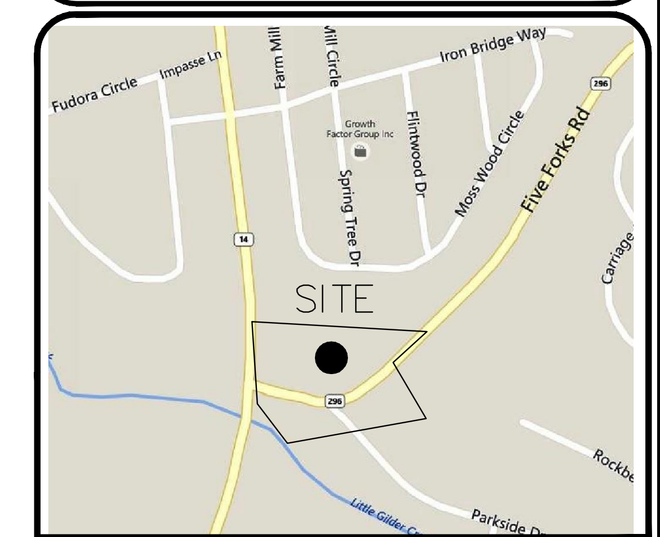
SURVEYOR'S CERTIFICATE

To: Five Forks Memory Care, LLC, its successors and assigns; Five Forks MC Development, LLC, its successors or assigns; Omega Health Investors, its successors or assigns; OHI Asset (SC) Five Forks, LLC and its suucessors and/or assigns, Chicago Title Insurance Company, its successors or assigns:

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 – 4, 6(a), 6(b), 7(a),7(c), 8, 9, 11, 13, 14, 16, of table a thereof. the field work was completed on Nov. 02, 2016.

_____
DAVID M. MODNY, P.L.S. DATE
SOUTH CAROLINA REGISTRATION NO. 22746

3D LAND SURVEYING
P.O. BOX 8494 GREENVILLE, SC 29604
(864) 272-0274 info@3dls.net



LOCATION MAP
NOT TO SCALE

DRAWN BY:	DATE:	DEED BOOK
TK	11/14/16	2478-3993
CHKD BY:	DATE:	PLAT BOOK:
DMM	11/14/16	1247-45, 1029-30, 47-U-74
FIELD CREW:	DATE:	3DLS PROJECT#
OS/FH	11/01/16	3D-140234
TAX MAP# 0542010100600		

REVISIONS

REV#	DATE:	DESCRIPTION

1"=50'
50 0 50 100
SCALE

LEGEND

CT CRIMP TOP
EP EDGE OF PAVEMENT
SR SOLID ROD
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
R/W RIGHT OF WAY
ELEC TRANS
GAS METER
FIRE HYDRANT
CTV — CABLE TV
X — FENCE LINE
FOC — FIBER OPTIC CABLE
GAS — GAS LINE
OHP — OVERHEAD POWER
OHT — OVERHEAD TELEPHONE
GV GAS VALVE
LP LIGHT POLE
MHSD MANHOLE (SD)
MHSS MANHOLE (SS)
PP POWER POLE
TEL TELEPHONE PED
WM WATER METER
WV WATER VALVE
CB CATCH BASIN
DI DROP INLET
SD — STORM DRAIN
SS — SANITARY SEWER
UGP — UNDERGROUND POWER
UGT — UNDERGROUND TEL
W — WATER LINE

ALTA/NSPS SURVEY FOR

Five Forks Memory Care, LLC

15 FIVE FORKS ROAD
SIMPSONVILLE
GREENVILLE COUNTY, SOUTH CAROLINA

I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON 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 B SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO KNOWN VISIBLE ENCROACHMENTS OR PROJECTIONS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. THIS STRUCTURE IS NOT LOCATED IN A DESIGNATED F.I.R.M. FLOOD HAZARD AREA.

DRAFT

SOUTH CAROLINA No. 22746 DAVID M. MODNY

SOUTH CAROLINA 3D LAND SURVEYING, INC. NO. C03019