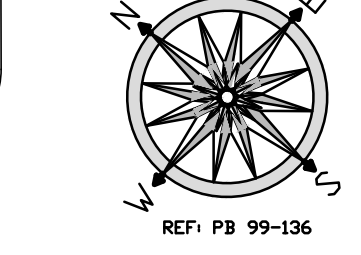


LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S39°52'54"E	87.25' (M)	L1	S39°56'53"E	87.28' (R)
L2	N49°43'54"E	36.57' (M)	L3	S50°03'07"W	43.67' (R)
L3	S50°03'07"W	43.68' (M)	L4	N63°22'45"W	48.45' (R)
L4	N63°22'45"W	48.45' (M)	L5	N20°24'36"E	31.04' (R)
L5	N20°24'36"E	31.11' (M)	L6	N39°56'53"W	93.80' (R)
L6	N39°56'53"W	94.00' (M)	L7	N84°57'00"W	6.16' (R)
L7	N84°57'00"W	26.25' (M)	L8	S75°32'01"W	26.95' (R)
L8	S75°32'01"W	25.97' (M)	L9	S85°15'06"W	86.25' (R)
L9	S85°15'06"W	88.25' (M)	L10	S65°22'45"W	50.00' (R)
L10	S65°22'45"W	50.00' (M)	L11	S43°34'38"W	68.82' (R)
L11	S43°34'38"W	68.82' (M)	L12	N24°32'25"E	85.97' (R)
L12	N24°32'25"E	86.58' (M)	L13	N65°22'41"E	112.67' (R)
L13	N65°22'41"E	112.51' (M)	L14	N51°05'57"E	81.67' (R)
L14	N51°05'57"E	81.63' (M)	L15	S51°07'15"W	18.01' (R)
L15	S51°07'15"W	18.05' (M)			



VICINITY MAP
(NOT TO SCALE)

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT FILE/ORDER NO. 70560, EFFECTIVE DATE 9/2/2014
NOTES CORRESPONDING TO SCHEDULE B-SECTION 2 EXCEPTIONS
- Subject to an Easement given by Greenwood Mills to the City of Greenwood dated October 19, 1948, and recorded on October 21, 1948 in Book 80 at Page 245. Affects property as shown.
 - Subject to the Right of Way easement given by Greenwood Mills, Inc. to the Commissioners of Public Works of the City of Greenwood, S.C. dated December 20, 1993, recorded July 31, 1997, in Book 203 at Page 180. Document not provided.
 - Subject to the Right of Way easement given by Greenwood Mills to the Commissioners of Public Works of the City of Greenwood, S.C. dated June 8, 1967, recorded July 31, 1967, in Book 203 at Page 524. Affects property as shown.
 - Subject to the Right of Way easement given by BCW Greenwood L.L.C. to the Commissioners of Public Works of the City of Greenwood, S.C. dated August 21, 1996, recorded August 23, 1996, in Book 459 at Page 96. Affects property as shown.
 - Subject to the Right of Way Agreement between Greenwood Mills, Inc. and Duke Power Company dated September 25, 1987, recorded on October 29, 1980, in Book 279 at Page 127. Affects property as shown.
 - Subject to the Reservation of easement contained in Deed given by Greenwood Mills, Inc. to BCW of Greenwood, L.L.C. dated October 9, 1995, recorded on October 12, 1995 in Book 430 at Page 14. Affects property as shown.
 - Subject to Easements and Covenants and Restrictions Affecting Land between Wal-Mart Store, Inc. and BCW of Greenwood, L.L.C. dated December 18, 1996, recorded on December 23, 1996, in Book 469 at Page 161; Consent regarding ECR by Wal-Mart Stores, Inc. and BCW Greenwood, L.L.C. dated December 18, 1996, recorded on December 23, 1996, in Book 469 at Page 192; Ratification of Lease Amendments and ECR by Wal-Mart Stores, Inc., New York Life Insurance Company, and BCW of Greenwood, L.L.C. dated April 25, 1997, recorded on June 12, 1997, in Book 484 at Page 120; Consent Regarding ECR between Wal-Mart Real Estate Business Trust, BCW of Greenwood, L.L.C., and New York Life Insurance Company dated April 25, 1997, recorded June 12, 1997, in Book 484 at Page 125; Ratification of Consent Regarding ECR by BCW of Greenwood, L.L.C. and BCW-Greenwood Shop Space, L.L.C. dated June 5, 1997, recorded on June 12, 1997, in Book 484 at Page 131; Notice Statement by Acquiring Party by Westwood Plaza (E&A), LLC recorded in Book 530 at Page 6. Affects property blanket document.
 - Declaration of Party Wall imposed by BCW of Greenwood, L.L.C. recorded on May 2, 1997 in Book 480 at Page 276. Affects property as shown.
 - Subject to an Easement from Greenwood Mills to Duke Power Company, recorded June 24, 1970, in Deed Book 222, Page 212, Greenwood County, South Carolina. Does not affect property.
 - Subject to an Easement from Greenwood Mills to Greenwood Metropolitan District of the County of Greenwood, recorded December 31, 1971, in Deed Book 231, page 501, Greenwood County, South Carolina. Affects property as shown.
 - Subject Declaration of Restrictions, recorded November 7, 1996 in deed Book 465, page 199, Greenwood County, South Carolina, First Amendment recorded on March 20, 2012, in Deed 1300, page 279. Affects property, blanket document.
 - Subject to the First Amendment recorded March 20, 2012 Deed Book 1300, page 292. Affects property, blanket document.
 - Subject to the Right of First Refusal Agreement between BCW-Greenwood Shop Space, LLC and Westwood Plaza (E&A), LLC, recorded July 14, 1998, in Deed Book 528, page 54, Greenwood County, South Carolina records. (Excludes "Out-Lots"). Affects property, blanket document.
 - Subject to plat survey recorded in Plat Book 99, page 136. Affects property as shown.

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS BASED ON PB 99-136 AND IS REFLECTED IN THE TITLE LEGAL DESCRIPTION. THE BEARING IS DENOTED AS 50°03'07"E 169.43' (M)

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL.

PARKING				
REGULAR	HANDICAP	TRAILER	PARTIAL	TOTAL
506	20	0	0	526

N3 AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF EARTH MOVING WORK AND/OR CONSTRUCTION.

N4 AT THE TIME OF THIS SURVEY, THE UNDERSIGNED SURVEYOR WAS NOT AWARE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES (COMPLETED OR PROPOSED). THERE WERE NO EVIDENCES OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

N5 AT THE TIME OF THIS SURVEY, THERE WAS NO VISUAL EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

N6 THE DISTANCE TO THE NEAREST INTERSECTING STREET MATHIS RD IS 1.146' * AND IS DESIGNATED ON SURVEY MAP FOR CLARITY.

N7 NO SCGS MONUMENT FOUND WITHIN 2000' OF SUBJECT PROPERTY.

N8 THIS SURVEY IS INTENDED ONLY FOR THE NAMED PARTY OR PARTIES AS SHOWN HEREON. NO WARRANTIES ARE HEREBY IMPLIED OR GRANTED TO ANY OTHER PARTY FOR ANY PURPOSE.

N9 RECORD LABEL OF SUBJECT PROPERTY DOES NOT FORM A MATHEMATICAL CLOSURE.

N10 THIS HAS DIRECT ACCESS TO PUBLIC RIGHT-OF-WAY OF SC HWY 72 BY PASS.

N11 THIS MAP REPRESENTS A SURVEY OF AN EXISTING PARCEL OF LAND.

N12 ALL DISTANCES SHOWN ARE HORIZONTAL GROUND DISTANCES.

N13 AT THE TIME OF SURVEY THERE WERE NO IDENTIFIABLE VISUAL EVIDENCE OF A CEMETERY, GRAVE SITES OR BURIAL GROUNDS, NOR WERE ANY RECORDED DOCUMENTS PROVIDED IN TITLE COMMITMENT.

ZONING INFORMATION

THE SUBJECT PROPERTY IS ZONED: C-2 (GENERAL COMMERCIAL DISTRICT)

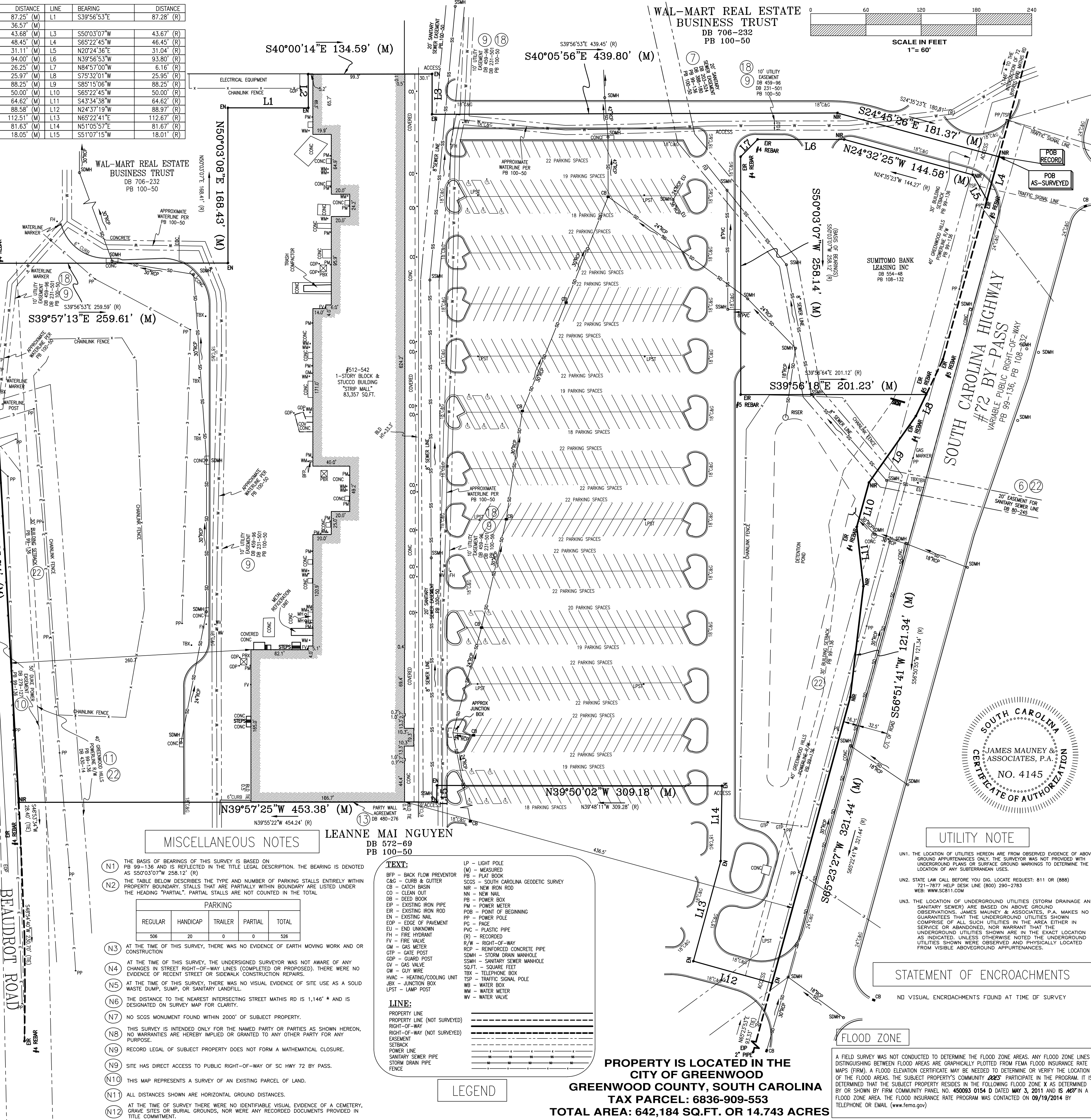
SETBACKS:
FRONT: 30'
SIDE: 10'
REAR: 15'

PARKING REQUIREMENTS: NUMBER OF SPACES FOR CALCULATIONS VARYING UPON USE

THE ZONING INFORMATION SHOWN ABOVE WAS TAKEN FROM GIS. NO INFORMATION WAS PROVIDED BY TITLE INSURANCE COMPANY PURSUANT TO ITEM 6b OF TABLE A.

LEGEND

PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
POWER LINE
SANITARY SEWER PIPE
STORM DRAIN PIPE
FENCE



PROPERTY IS LOCATED IN THE CITY OF GREENWOOD GREENWOOD COUNTY, SOUTH CAROLINA TAX PARCEL: 6836-909-553 TOTAL AREA: 642,184 SQ.FT. OR 14.743 ACRES

TITLE LEGAL DESCRIPTION

Parcel I:
All that certain piece, parcel or lot of land situate, lying and being in Greenwood County, Greenwood, South Carolina, containing 14.738 acres and designated as "Shopping Center", as shown on an ALTA/ACSM Land Title Survey for BCW of Greenwood, L.L.C. (Westwood Plaza), dated November 4, 1996 by Fredlund-Christakakis & Associates, Inc., as recorded at plat Book 99, Page 136 of the Greenwood County, South Carolina Official records, and being more particularly described as follows:
Beginning at a PK nail located on the northern right of way of SC Hwy 72 By-Pass and being 1306.16 feet from the west right of way Center St.; thence with the northern right-of-way of S. C. Hwy 72 By-Pass S 65°22'45"W for 46.45 feet to an iron pin; thence leaving the northern right-of-way of S.C. Hwy 72 By-Pass with the common line of located the 4 following bearings and distances: N 20°24'36"E for 31.04 feet to an iron pin; thence N 24°32'25"W for 144.27 feet to an iron pin; thence N 39°56'53"W for 93.80 feet to an iron pin; thence N 84°57'00"W for 6.16 feet to an iron pin; thence S 50°03'07"W for 43.67 feet to an iron pin; thence S 39°56'53"W for 93.80 feet to an iron pin on the northern right-of-way of S.C. Hwy 72 By-Pass with the northern right-of-way of S.C. Hwy 72 By-Pass the following bearings and distances: S 75°32'01"W for 26.95 feet to an iron pin; thence S 85°15'06"W for 86.25 feet to an iron pin; thence S 65°22'45"W for 50.00 feet to an iron pin; thence S 43°34'38"W for 68.82 feet to an iron pin; thence N 24°32'25"E for 85.97 feet to a point; thence N 65°22'41"E for 112.67 feet to a point; thence N 51°05'57"E for 81.67 feet to a point; thence N 39°56'53"W for 93.80 feet to a point; thence N 51°07'15"W for 18.01 feet to a point; thence N 39°56'53"W for 93.80 feet to a point in the southern right-of-way of Beaufort road; thence said right-of-way N 46°57'37"E for 585.29 feet to a point; thence with common line of Wal-Mart the following bearings and distances: S 39°56'53"W for 259.99 feet to a point; thence S 50°03'07"E for 168.41 feet to a point; thence S 39°56'53"W for 87.25 feet to a point; thence S 50°03'07"E for 43.67 feet to a point; thence S 39°56'53"E for 43.67 feet to a point; thence S 24°32'25"E for 181.37 feet to a point in the northern right-of-way of S.C. Hwy 72 By-Pass, and being the true point of beginning.

Parcel II:
Together with the easement rights benefiting the above described parcel of land as set forth in that certain easements with covenants and restrictions affecting the land between Wal-Mart Stores, Inc. and BCW of Greenwood, L.L.C. dated December 18, 1996, recorded in the Office of the Register of Deeds for Greenwood County on December 23, 1996, in Book 469 at page 161, as ratified by a Ratification of Lease Amendments and ECR by Wal-Mart, Inc., New York Life Assurance Company, Wal-Mart Real Estate Business Trust, New York Life Insurance Company, and BCW of Greenwood, L.L.C. dated April 25, 1997, recorded on June 12, 1997, in book 484 at Page 116, and as ratified by a Ratification of Consent regarding ECR between BCW of Greenwood, L.L.C. and BCW-Greenwood Shop Space, L.L.C. dated June 5, 1997, recorded on June 12, 1997 in Book 484 at page 131.

The above described parcel is the same land described in Stewart Title Guaranty Company, File No. 70560, having an effective date: September 2, 2014.

AS-SURVEYED LEGAL DESCRIPTION

14.743 Acres
512-542 72 Bypass NW
Greenwood, SC
Greenwood County Tax ID: 6836-909-553

This tract or parcel of land situated, lying and being in the city of Greenwood, Greenwood County, South Carolina and being more particularly described as follows:
Beginning at a new iron rod on the northerly right-of-way margin of South Carolina Highway 72 Bypass NW (variable public right-of-way) said iron rod being the southwest corner of Wal-Mart Real Estate Business Trust property as described in Deed Book 706, Page 232 of the Greenwood County Public Registry, and runs thence along and with the northerly right-of-way margin of South Carolina Highway 72 Bypass NW South 65°20'45" West a distance of 48.45 feet to an existing #5 rebar being the south east corner of Sumitomo Bank Leasing, Inc. property as described in Deed Book 554, Page 48 of said Registry; thence along and with the line of Sumitomo Bank Leasing, Inc. the following six (6) courses and distances: (1) North 20°28'34" East a distance of 31.11 feet to a new iron rod; (2) North 24°32'25" West a distance of 144.27 feet to a new iron rod; (3) North 39°52'55" West a distance of 94.00 feet to an existing #4 rebar; (4) North 85°15'11" West a distance of 25.97 feet to an existing #4 rebar; (5) South 50°03'07" West a distance of 258.14 feet to an existing #5 rebar; (6) South 39°56'18" East a distance of 201.23 feet to an existing #5 rebar on the northerly right-of-way margin of South Carolina Highway 72 Bypass NW (variable public right-of-way); thence along and with the northerly right-of-way margin South Carolina Highway 72 Bypass NW the following six (6) courses and distances: (1) South 75°44'41" West a distance of 25.97 feet to a #4 rebar; (2) South 85°16'40" West a distance of 88.25 feet to a new iron rod; (3) South 65°30'27" West a distance of 50.00 feet to an existing #4 rebar; (4) South 43°32'24" West a distance of 64.62 feet to a new iron rod; (5) South 50°51'41" West a distance of 121.34 feet to a new iron rod; (6) South 65°22'27" West a distance of 321.44 feet to an existing nail being the southeast corner of Leanne Mai Nguyen property as described in Deed Book 572, Page 69 of said Registry; thence along and with the line of Leanne Mai Nguyen the following six (6) courses and distances: (1) North 24°21'40" West a distance of 85.85 feet to an existing nail; (2) North 65°18'45" East a distance of 112.51 feet to an existing nail; (3) North 51°04'19" East a distance of 81.63 feet to an existing nail; (4) North 39°50'02" West a distance of 309.18 feet to an existing nail; (5) South 51°25'02" West a distance of 18.05 feet to an existing nail; (6) North 39°57'25" West a distance of 453.38 feet to a new iron rod on the southerly right-of-way margin of Beaufort Road (50' public right-of-way); thence along and with the southerly right-of-way margin of Beaufort Road North 46°53'34" East a distance of 585.74 feet to an existing #4 rebar being the northwest corner of Wal-Mart Real Estate Business Trust property as described in Deed Book 706, Page 232 of said Registry; thence along and with the line of Wal-Mart Real Estate Business Trust the following eight (8) courses and distances: (1) South 39°57'13" East a distance of 259.91 feet to an existing nail; (2) North 50°03'07" East a distance of 168.43 feet to an existing nail; (3) South 39°52'54" East a distance of 87.25 feet to an existing nail; (4) North 49°43'54" East a distance of 36.57 feet to a computed point; (5) South 40°00'14" East a distance of 134.59 feet to an existing nail; (6) South 50°06'37" West a distance of 43.68 feet to an existing nail; (7) South 40°05'56" East a distance of 439.80 feet to a new iron rod; (8) South 24°52'24" East a distance of 181.37 feet to a new iron rod being the point or place of BEGINNING, containing 642184 Square Feet, or 14.743 Acres more or less, as shown on a survey by J. Jeffrey Cobb 9667, with James Mauney & Associates, P.A., Dated September 17, 2014, bearing file No. F1301

Together with the easement rights benefiting the above described parcel of land as set forth in that certain easements with covenants and restrictions affecting the land between Wal-Mart Stores, Inc. and BCW of Greenwood, L.L.C. dated December 18, 1996, recorded in the Office of the Register of Deeds for Greenwood County on December 23, 1996, in Book 469 at page 161, as ratified by a Ratification of Lease Amendments and ECR by Wal-Mart, Inc., New York Life Assurance Company, Wal-Mart Real Estate Business Trust, New York Life Insurance Company, and BCW of Greenwood, L.L.C. dated April 25, 1997, recorded on June 12, 1997, in book 484 at Page 116, and as ratified by a Ratification of Consent regarding ECR between BCW of Greenwood, L.L.C. and BCW-Greenwood Shop Space, L.L.C. dated June 5, 1997, recorded on June 12, 1997 in Book 484 at page 131.

The above described parcel is the same land described in Stewart Title Guaranty Company, File No. 70560, having an effective date: September 2, 2014.

CERTIFICATION

TO: CORNERSTONE COMMERCIAL MORTGAGES, LLC, WESTWOOD WVR LLC, BILA WVR HOLDINGS LLC A DELAWARE LIMITED LIABILITY COMPANY; STEWART TITLE GUARANTY COMPANY AND PARTNER ENGINEERING AND SCIENCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,6B,7A,7B1,7C,8,9,11,13,14,16,17,18,19 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 09/19/2014.

DATE OF PLAT OR MAP 09/19/2014

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.

SIGNED: J. Jeffrey Cobb, P.E., No. 9667

ALTA/ACSM LAND TITLE SURVEY
FOR
WESTWOOD PLAZA
PARTNER PROJECT NUMBER 14-125681.2 SITE NUMBER 1
ALTA SURVEY BASED AND RELIED ON STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT, NUMBER C-9912-70560 CONTAINING AN EFFECTIVE DATE OF SEPTEMBER 2, 2014

UTILITY NOTE

UN1. THE LOCATION OF UTILITIES HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

UN2. STATE LAW CALLS FOR YOU TO DIG, LOCATE, REQUEST: 811 OR (888) 721-7877 HELP DESK LINE (800) 290-2783 WEB: WWW.811.COM

UN3. THE LOCATION OF UNDERGROUND UTILITIES (STORM DRAINAGE AND SANITARY SEWER) ARE BASED ON ABOVE GROUND OBSERVATIONS. JAMES MAUNEY & ASSOCIATES, P.A. MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED, NOR WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION AS INDICATED, UNLESS OTHERWISE NOTED. THE UNDERGROUND UTILITIES SHOWN WERE OBSERVED AND PHYSICALLY LOCATED FROM VISIBLE ABOVEGROUND APPURTENANCES.

STATEMENT OF ENCROACHMENTS

NO VISUAL ENCROACHMENTS FOUND AT TIME OF SURVEY

FLOOD ZONE

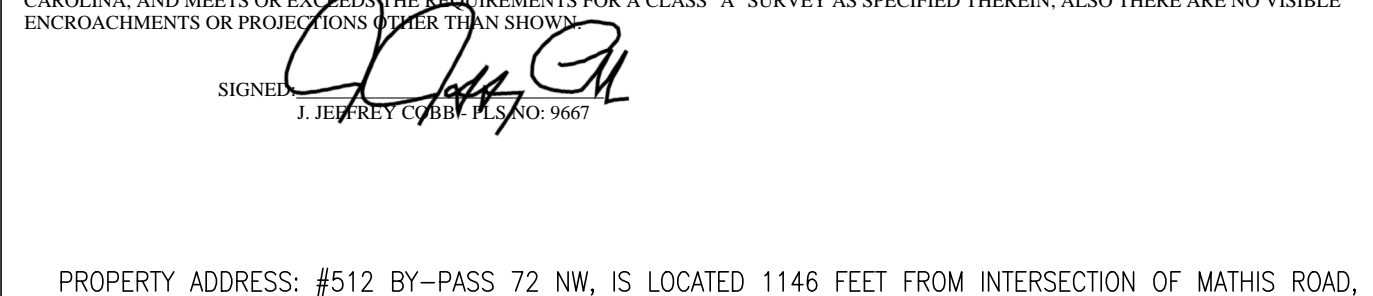
A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY 2822 PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 450093 0154 DATED MAY 3, 2011 AND IS 407' IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 09/19/2014 BY TELEPHONE OR EMAIL (www.fema.gov)

PROPERTY ADDRESS: #512 BY-PASS 72 HWY, IS LOCATED 1146 FEET FROM INTERSECTION OF MATHIS ROAD, GREENWOOD, SC, 29649

SURVEY PREPARED BY: JAMES MAUNEY & ASSOCIATES, P.A.
6405 WILKINSON BLVD., STE 11
BELMONT, NC 28012
PHONE: 704-829-9623
FAX: 704-829-9625
jmauney@jamesmauney.com
License No. C-2373

SURVEYOR: J. JEFFREY COBB
REGISTRATION NUMBER: 9667
STATE OF REGISTRATION: SOUTH CAROLINA
FIELD DATE OF SURVEY: 09-17-2014
LATEST REVISION DATE:

Job No: 6379, File No: F1301



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