FIRST AMENDMENT
TO
VOLUNTARY CLEANUP CONTRACT
13-6240-NRP

IN THE MATTER OF
Charleston County Aviation Authority Parcels 2, 3, 4, and 5
Charleston County
and
The Boeing Company and Palmetto Railways

WHEREAS, on December 11, 2013, The Boeing Company ("Boeing") and the South Carolina Department of Commerce, Division of Public Railways DBA Palmetto Railways ("Palmetto"), hereinafter referred to as Non-Responsible Parties, entered into Voluntary Cleanup Contract 13-6240-NRP ("Contract") with the South Carolina Department of Health and Environmental Control ("Department") pursuant to the Brownfields/Voluntary Cleanup Program, S.C. Code Ann. § 44-56-710, et seq. (2005), and the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C §§ 9601, et seq., pursuant to the South Carolina Hazardous Waste Management Act (HWMA), S.C. Code Ann. § 44-56-200, with respect to approximately 244.1 acres identified by Tax Map Serial Numbers 400-00-00-007, -009, -011 (Parcel 2), a portion of 400-00-00-007 identified as Parcel 3, a portion of 400-00-00-007 identified as Parcel 4, and a portion of 400-00-00-007 identified as Parcel 5 ("altogether known as the Northern Parcels"). This Contract initially addressed the transfer of the Northern Parcels from Charleston County Aviation Authority ("CCAA") to Palmetto to be leased to Boeing for development as part of and in connection with Boeing's campus in North Charleston. In entering this First Amendment to the Contract, the Department relies on the representations of the "Non Responsible Party Application for Voluntary Cleanup Contract" of November 22, 2013 by Boeing and Palmetto, which is incorporated into this First Amendment to the Contract and attached as Appendix A.

WHEREAS, Palmetto is now prepared to receive an additional conveyance of approximately 201 acres of property that is located south of the Northern Parcels ("the Property"). The First Amendment Property consists of eight parcels identified by Tax Map

Serial Numbers 408-00-00-002, 408-00-00-003, 408-00-00-004, 408-00-00-005, 408-00-00-006, 408-00-00-042, 408-00-00-055, and 409-00-00-007. Parcels 408-00-00-002, 408-00-00-003, 408-00-00-004, and 408-00-00-005 are currently owned by Trustees of the Milton F. Truluck Trust ("Truluck Trust Parcels"). Parcel 409-00-00-007 is currently owned by Truluck Industries, Inc. ("Truluck Industries Parcel"). A portion of the Truluck Trust Parcels and the Truluck Industries Parcel are developed as Trailwood Mobile Home Park which was previously occupied by approximately 50 mobile homes and includes the concrete pad of a former tennis court, the remains of a former mobile home sales business, a radio frequency tower, stormwater ponds, and undeveloped woodlands. Parcels 408-00-00-006, 408-00-00-042, and 408-00-00-055 are currently owned by CatJen, LLC ("CatJen Parcels"). The CatJen Parcels are primarily undeveloped woods and include a drainage ditch that receives runoff from adjoining properties.

The First Amendment Property is generally bound to the north by undeveloped woodland, International Boulevard, the South Carolina Research Authority facility, and Boeing's manufacturing facility; to the south by residences, the Airgas facility, storage units, Dorchester Road, and various commercial businesses; to the east by residential properties, commercial businesses, and Montague Avenue; and to the west by undeveloped woodlands, a city park and apartments. The existing structures on the First Amendment Property will be demolished and removed. Palmetto will acquire and lease the Property to Boeing. Boeing intends to develop the property as part of and in connection with Boeing's campus in North Charleston.

Based on the information known by or provided to the Department, the owners and operators of the Property include the following:

<u>Tax Map Serial Number 408-00-00-002</u>

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945

Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 9/4/1964
Milton F. Truluck	9/4/1964 – 12/1/1970
Edna D. Truluck & Charles E. Truluck, Trustees	12/1/1970 to Present

Tax Map Serial Number 408-00-00-003

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945
Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 2/19/1965
Milton F. Truluck	2/19/1965 – 12/31/1968
Milton F. Truluck Trust	12/13/1968 – 4/20/2004
Charles S. Truluck, Sr., et al., Trustees	4/20/2004 to Present

Tax Map Serial Number 408-00-00-004

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945
Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 5/13/1965
McLain Hall, Edwin A. Beam, Sr., and Miles A. Beam, Sr.	5/13/1965 – 5/20/1965
Milton Truluck	5/20/1965 – 12/31/1968
Milton F. Truluck Trust	12/13/1968 – 4/20/2004
Charles S. Truluck, Sr., et al., Trustees	4/20/2004 to Present

Tax Map Serial Number 408-00-00-005

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945
Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 6/2/1966
Milton F. Truluck	6/2/1966 – 12/1/1970
Milton F. Truluck Trust	12/1/1970 – 4/20/2004
Edna D. Truluck & Charles E. Truluck, Trustees	4/20/2004 to Present

Tax Map Serial Number 408-00-00-006

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945
Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 9/29/1966
Newland Development Company, Inc.	9/29/1966 – 1/7/1976
Gardens Development Company	1/7/1976 – 8/25/2004
Freeman Development, LLC	8/25/2004 – 9/20/2005
Oleander Court, LLC	9/20/2005 – 3/22/2007
Dorchester Land Gov, LLC	3/22/2007 – 12/16/2009
BDC Capital, LLC	12/16/2009 – 2/14/2011
CatJen, LLC	2/14/2011 to Present

Tax Map Serial Numbers 408-00-00-042 and 408-00-00-055

Donald D. Shepard	Unknown – 1/14/1946
Williams Furniture Corporation	1/14/1946 – 9/29/1966
Newland Development Company, Inc.	9/29/1966 – 1/13/1969 and 6/5/1972 – 6/14/1972
Dorchester Gardens Co.	1/13/69 – 6/5/1972 and 6/14/1972 – 12/22/1983
Plaza Pacific Equities, Inc.	12/22/1983
Dorchester Highland Partners	12/22/1983 – 8/20/1985
Dorchester Associates Limited Partnership	8/20/1985 – 7/28/1993
Kemper Investors Life Insurance Company	7/28/1993 – 12/29/1994
I.E.A. Dorchester Partners, LP	12/29/1994 – 9/6/2000
Dorchester Road Apartments, LLC	9/6/2000 – 11/3/2005
Oleander Court, LLC	11/3/2005 – 3/28/2007
Dorchester Land Gov, LLC	3/28/2007 – 12/16/2009
BDC Capital, LLC	12/16/2009 – 2/14/2011
CatJen, LLC	2/14/2011 to Present

Tax Map Serial Number 409-00-00-007

Charleston, South Carolina Mining & Manufacturing Co.	Unknown – 7/23/1937
David K.E. Bruce	7/23/1937 – 4/20/1945
Donald D. Shepard	4/20/1945 – 1/14/1946
Williams Furniture Company	1/14/1946 – 4/28/1956
Milton F. Truluck	4/28/1956 – 12/1/1970

Edna D. Truluck & Charles E. Truluck, Trustees	12/1/1970 - 8/6/1982
Truluck Industries, Inc.	8/6/1982 to Present

GEL Engineering, LLC performed a Phase II Environmental Site Assessment (Phase II ESA) on the First Amendment Property between May 20 and June 24, 2013. The Phase II ESA included seventy-three (73) soil samples, fifty-five (55) groundwater samples, seven (7) sediments samples, seven (7) surface water samples and four (4) soil gas samples. Six (6) additional soil and groundwater samples were collected between August 27-29, 2013. Findings of this Phase II ESA indicate that soil, groundwater, sediment, surface water and soil gas at the site do not appear to have been impacted by previous activities at the site and adjoining properties, with the exception of pesticide impacts in one soil sample from the Trailwood mobile home park. The results of follow-up soil and groundwater sampling document that the pesticide impact in soil is of limited extent and has not impacted groundwater above the MCLs. Tetrachloroethylene (PCE) was detected in several soil samples well below the EPA Residential Regional Screening Level. PAHs were also detected in site soils and may be attributable to off-site sources and/or adjoining properties. The results of follow-up soil and groundwater sampling in the vicinity of the soil sample with the highest PAH concentrations document that PAH concentrations in the surrounding soil samples are lower and slightly exceed the industrial RSL in only one sample, and that PAHs have not impacted groundwater. The highest PAH detections were located adjacent to Dorchester Road. The concentrations of metals, specifically arsenic, are not indicative of an ongoing source and are likely related to naturally elevated background conditions.

WHEREAS, the parties hereto now desire to amend the Contract to include the First Amendment Property as described more fully in Appendix A as part of the Contract and resulting benefits:

NOW THEREFORE IT IS AGREED, that Voluntary Cleanup Contract 13-6240-NRP is hereby amended to include and address the approximately 201 acres as described in

Appendix A by the inclusion of the following modifications and additional terms:

1. The Non-Responsible Parties shall characterize and appropriately dispose of the following:

   a. The trash and debris piles located on Parcels 408-00-00-004 and -005;
   b. The pesticide-contaminated soils located on the Trailwood Mobile Home Park, Parcel 408-00-00-002.

2. The Non-Responsible Parties shall perform site reconnaissance of the wooded area behind the former methamphetamine laboratory located on the northern edge of Parcel 409-00-00-007. If evidence of disposal is observed, two surface and two subsurface soil samples shall be collected and analyzed for TAL metals, VOCs, and SVOCs. Samples shall be biased towards staining or other indications of a release.

3. The Non-Responsible Parties shall collect one surface soil sample (0-1 foot below ground surface) and one subsurface soil sample (2 foot minimum depth) from each of the following locations:
   a. Two locations within the "Possible Uncontrolled Fill" area located on Parcel 409-00-00-007 (Trailwood Mobile Home Park). If evidence exists suggesting the potential presence of waste material, exploratory trenching may be necessary.
   b. Two locations within the unknown fill dirt located on Parcel 408-00-00-005.
   c. One location at each of the two former methamphetamine laboratories (subsurface soil only).

FURTHER IT IS AGREED that this First Amendment in no way is intended to or does affect VCC 13-6240-NRP except as specifically provided herein and such Contract remains in full force and effect subject to this First Amendment.

SIGNATORS

The signatories below hereby represent that they are authorized to and do enter into this contract on behalf of their respective parties.

THE SOUTH CAROLINA DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL

_____ DATE: _____

Daphne Neel, Chief
Bureau of Land and Waste Management

_____ DATE: _____

Reviewed by Office of General Counsel

PALMETTO RAILWAYS

BY: _____ DATE: 12-12-13

Jeffrey M. Wharton President + CEO
Printed Name and Title

APPENDIX A

The Boeing Company

Palmetto Railways

Application for Non-Responsible Party Voluntary Cleanup Contract

November 22, 2013

GEL | Engineering LLC

a member of The GEL Group INC

111 Smith Hines Road, Suite J
Greenville, SC 29607

P 864.676.2202 F 864.676.2209

www.gel.com

December 4, 2013

Mr. Jerry Stamps
Brownfields/Voluntary Cleanup Program
Bureau of Land and Waste Management
South Carolina Department of Health and Environmental Control
2600 Bull Street
Columbia, South Carolina 29201

Re: Non-Responsible Party Application for Voluntary Cleanup Contract
Dorchester Road Properties, North Charleston, Charleston County, South Carolina
Charleston County Tax Map Parcels: 408-00-00-002, -003, -004, -005, -006, -042, -055, 409-00-00-007 and 0.196 – Acre Gap Area

Dear Mr. Stamps:

GEL Engineering, LLC (GEL) is pleased to submit this Non-Responsible Party (NRP) Application for a Voluntary Cleanup Contract (VCC) on behalf of The Boeing Company (Boeing) and its co-applicant, South Carolina Department of Commerce, Division of Public Railways, d/b/a Palmetto Railways (Palmetto Railways) for the aforementioned property.

For the purposes of this VCC, property formerly referred to as the Dorchester Road properties will be combined and assessed as one site. The above list of parcels includes a 0.196 – acre "Gap Area" whose owner is "undetermined." The "Gap Area" will be fixed at closing.

Palmetto Railways has requested waiver of the Department costs in its application. Boeing requests that this waiver request be applied to all such costs, or in the alternative, that such costs associated with the Contract are allocated equally to the co-applicants and that the Department waives payment of the allocation to Palmetto Railways.

Included as part of this application are Phase I Environmental Site Assessment (ESA) Reports and Phase II ESA/Baseline Investigation Reports prepared for the site by GEL. Other documentation supporting this application includes a list of former property owners and a survey prepared for the site.

We look forward to working with you on this project. If you have any questions regarding this application, please contact Robert MacPhee at (864) 676-2202 or rem@gel.com.

Best regards,

Robert E. MacPhee
Business Unit Manager

CC: Ms. Leah M. Krider – Senior Counsel, The Boeing Company
Ms. Joan W. Hartley, Esq. – Nexsen Pruet
Mr. Will Ernst – EHS Remediation, The Boeing Company
Mr. Chuck Black – Soil and Material Engineers

D H E C
PROMOTE PROTECT PROSPER

Non Responsible Party Application for Voluntary Cleanup Contract

I. **Applicant Information**

1. Applicant is a: ☐ Single Entity ☑ Co-Entity *(Each Co-Entity must complete items 1-8)*
2. Applicant Type: ☐ Private Individual /Sole Proprietorship ☑ For-profit Business (Corp., Partnership, etc.) ☐ Tax-Exempt Trust/ Corporation/ Organization ☐ Government / Other Public Funded Entity
3. Applicant's Legal Name The Boeing Company
4. Contract Signatures for this Applicant

a. Authorized Signatory

Name	Title	Email
Steven L. Shestag	Director, Enterprise Remediation	steven.l.shestag@boeing.com

Address	Phone1	Phone2
	(818) 466-8822	

City	State	Zip
	CA	

b. Other Signatories ☑ None

Name	Title	Phone	Email	Signature Required On Contract?
		( ) -		☐
		( ) -		☐
		( ) -		☐

5. Physical Location of Applicant's Headquarters

Street address	Suite Number
100 North Riverside	

City	State	Zip
Chicago	IL	60606

6. Mailing address: ☐ Same as Authorized Signatory Go to question 7

Contact person (If different from Authorized Signatory)	Title
William D. Ernst	Remediation Project Manager

Street Number or PO Box	Phone1	Phone 2
PO Box 3707 MC: 1W-12	425-891-7724	

City	State	Zip	Email
Seattle	WA	98124	william.d.ernst@boeing.com

7. Company Structure Information ☐ Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

a. Company is Incorporated/ Organized/ Registered in Delaware (state)

b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

Attach additional pages if needed.

Name	Name
W. James McNerney, Jr., Chairman, President, and CEO	
The Boeing Company is a publicly-traded company.	
The names of other officers and directors will be provided	
upon request.	

c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?
☑ Yes ☐ No

d. If yes, identify all affiliations: Worldwide operations, including subsidiaries and other entities not pertinent to the Property.

8. Non-Responsible Party Certification

By signature below, it is affirmed that no person or entity identified anywhere above:

1. Is a current owner of the property
2. Is a Responsible Party for the site
3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program

Steve L. Shestag 11/22/2013

Authorized Signatory Co Signatories

II. Property Information

9. Location

   a. Physical Address The Property consists of eight parcels and a Gap Area located northeast of Dorchester Rd. in North Charl

   b. County Charleston

   c. ☐ Property is outside any municipal boundaries ☑ Property is inside the municipal limits of North Charleston (town/city)

10. List any Companies or Site names by which the Property is known
    See attached list of current property owners.

11. Total Size of Property Covered by this Contract Approx. 200.72 Acres

12. How many parcels comprise the Property? Eight Parcel and a Gap Area

13. Current Zoning (general description)
    M-1 (Light Industrial District)

14. a. Does the property have any above- or below-ground storage tanks? ☐ Yes ☑ No

    b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

15. Parcel Information *Complete the information below for each Parcel (attach additional sheets if needed)*

a. Tax Map Parcel#	408-00-00-002	a. Tax Map Parcel#	408-00-00-003
b. Acreage	16.074	b. Acreage	2.044
c. Current Owner	Edna & Charles Truluck	c. Current Owner	Charles Truluck, Sr., et
d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417	d. Owner Mailing Address	1014 Saint Andrews Blv Charleston, SC 29407
e. Contact Person for Access	Doug Truluck	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(843) 696-2122	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 09/13 (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____

a. Tax Map Parcel#	408-00-00-004	a. Tax Map Parcel#	408-00-00-005
b. Acreage	8.514	b. Acreage	32.082
c. Current Owner	Charles Truluck, Sr., et	c. Current Owner	Edna & Charles Truluck
d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417	d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417
e. Contact Person for Access	Doug Truluck	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(843) 696-2122	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☑ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☑ In operation: nature of the business Bellsouth Radio

a. Tax Map Parcel#	408-00-00-006	a. Tax Map Parcel#	408-00-00-042
b. Acreage	31.810	b. Acreage	3.538
c. Current Owner	Catjen, LLC	c. Current Owner	Catjen, LLC
d. Owner Mailing Address	500 N Washington Stre Alexandria, VA 22314	d. Owner Mailing Address	500 N Washington Street Alexandria, VA 22314
e. Contact Person for Access	John Beard	e. Contact Person for Access	John Beard
f. Access Person's Phone #	(202) 271-4144	f. Access Person's Phone #	(202) 271-4144
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____

15. Parcel Information *Complete the information below for each Parcel (attach additional sheets if needed)*

a. Tax Map Parcel#	408-00-00-055	a. Tax Map Parcel#	409-00-00-007
b. Acreage	1.247	b. Acreage	105.219
c. Current Owner	Catjen, LLC	c. Current Owner	Truluck Industries, Inc.
d. Owner Mailing Address	500 N Washington Stre Alexandria, VA 22314	d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417
e. Contact Person for Access	John Beard	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(202) 271-4144	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____

a. Tax Map Parcel#	"Gap Area"	a. Tax Map Parcel#	
b. Acreage	0.196	b. Acreage	
c. Current Owner	unknown	c. Current Owner	
d. Owner Mailing Address	unknown	d. Owner Mailing Address	
e. Contact Person for Access	Not Available	e. Contact Person for Access	
f. Access Person's Phone #	Not Available	f. Access Person's Phone #	
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____

a. Tax Map Parcel#		a. Tax Map Parcel#	
b. Acreage		b. Acreage	
c. Current Owner		c. Current Owner	
d. Owner Mailing Address		d. Owner Mailing Address	
e. Contact Person for Access		e. Contact Person for Access	
f. Access Person's Phone #		f. Access Person's Phone #	
g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____

III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

The property will be developed as part of and in connection with The Boeing Company's campus in North Charleston.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? ☑ Yes ☐ No
    b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

    There is the potential that hazardous substances or waste will be used, stored, and generated at the Property. Any such hazardous substance or waste will be used, stored and generated in compliance with all applicable laws.

18. Will redevelopment lead to the creation of permanent jobs on the property? ☑ Yes Anticipated Number **See 20b below.
☐ No

19. Projected Increase to the Tax Base as a result of this redevelopment: $ **See 20b below.

20. a. Will there be Intangible benefits from this redevelopment such as:
    ☐ LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development
    ☐ Creation / Preservation of Green Space on the Property
    ☐ Deconstruction/ Recycling of demolition or building debris
    ☑ Other The site will be redeveloped as a part of The Boeing Company's exising North Charleston campus.

    b. Please Describe:

    The project is a part of the overall economic impact associated with The Boeing Company's North Charleston campus.

21. Anticipated date of closing or acquiring title to the property 12 / 15 / 2013

22. Redevelopment Certification
By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.

S C L Sheehan 11/22/2013
Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm
☐ None as of this application date

GEL Engineering, LLC				
Company				
111 Smith Hines Road, Suite J	Greenville	South Carolina		29607
Address	City	State		Zip
Robert E. MacPhee		(864) 676-2202		rem@gel.com
Project Contact1	S.C PE/PG Reg. #	Phone1	Phone 2	email
Thomas Hutto	SC #912	(843) 300-4416		tdh@gel.com
Project Contact 2	S.C PE/PG Reg. #	Phone1	Phone 2	email

24. Legal Counsel (Optional)

Tommy Lavender

Firm

Nexsen Pruet 803-253-8233

Attorney Phone1 Phone 2

1230 Main Street Suite 700 Columbia SC 29201 tlavender@nexsenpru

Street Number or PO Box City State Zip email

25. Applicant's Billing Address ☑ Same as Contact person in #6 above Go to question #26

Financial Contact Title

Company Phone

Address

City State Zip

26. **Financial Viability**

By signature(s) below, the applicant agrees to:

1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

☐ Waiver Requested (*Check Box If applicable)*

The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.

S. L. Shealey 11/22/2013

Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a: ☐ Plat Map ☐ Metes and Bounds Text ☑ Both

28. The Phase I Environmental Site Assessment Report is attached as a:

☑ New report completed in the past six months by GEL Engineering, LLC

(Name of Environmental Firm)

☐ Older report updated in the past six months by _____

(Name of Environmental Firm)

29. Environmental sampling data and other reports: *(check one)*

☐ The Applicant is not aware of any environmental testing on the property

☐ The Applicant believes the Department already has all environmental data in its files on: _____ (Site Name)

☑ The Following reports are attached:

Report Date	Report Name	Environmental Firm
See attached list		GEL Engineering, LLC

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)

☑ Enclosed with this Application as an Attachment

☐ Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.

SL Shealey 11/22/2013

Signature(s)

This Section for Department Use Only

Assigned File Name		
Eligible for NRP Contract	Y N	
Assigned File Number		
Assigned Contract Number		

D H E C

PROMOTE PROTECT PROSPER

Non Responsible Party Application for Voluntary Cleanup Contract

I. Applicant Information

1. Applicant is a: ☐ Single Entity ☑ Co-Entity *(Each Co-Entity must complete items 1-8)*
2. Applicant Type: ☐ Private Individual /Sole Proprietorship ☐ For-profit Business (Corp., Partnership, etc.) ☐ Tax-Exempt Trust/ Corporation/ Organization ☑ Government / Other Public Funded Entity
3. Applicant's Legal Name South Carolina Department of Commerce, Division of Public Railways, d/b/a Palmetto Railways
4. Contract Signatures for this Applicant

   a. Authorized Signatory

Name	Title	Email
Jeffrey McWhorter	CEO & President	jeff_mcwhorter@scrailways.com
Address	Phone1	Phone2
540 East Bay Street	(843) 727-2067	
City	State	Zip
Charleston	SC	29403

   b. Other Signatories ☑ None

Name	Title	Phone	Email	Signature Required On Contract?
		( ) -		☐
		( ) -		☐
		( ) -		☐

5. Physical Location of Applicant's Headquarters

Street address		Suite Number
540 East Bay Street		
City	State	Zip
Charleston	SC	29403

6. Mailing address: ☑ Same as Authorized Signatory Go to question 7

Contact person (if different from Authorized Signatory)			Title
Street Number or PO Box	Phone1		Phone 2
City	State	Zip	Email

7. Company Structure Information ☑ Not-applicable (Local Government, Sole Proprietorship, Private Individual) - Go to Question #8

   a. Company is Incorporated/ Organized/ Registered in _____(state)

   b. List all principals, officers, directors, controlling shareholders, or other owners with >5% ownership interest.

   Attach additional pages if needed.

Name	Name

   c. Is the applicant a subsidiary, parent or affiliate of any other business organization not otherwise identified on this form?
   ☐ Yes ☑ No

   d. If yes, identify all affiliations: _____

8. Non-Responsible Party Certification

   By signature below, it is affirmed that no person or entity identified anywhere above:
   1. Is a current owner of the property
   2. Is a Responsible Party for the site
   3. Is a parent, successor, or subsidiary of any Responsible Party or owner of the property
   4. Has had any involvement with the property in the past other than activities performed in anticipation of participation in the Voluntary Cleanup Program

Jeff McWhorter

Authorized Signatory | Co Signatories

II. Property Information

9. Location

a. Physical Address The Property consists of eight parcels and a Gap Area located northeast of Dorchester Rd. in North Charl

b. County Charleston

c. ☐ Property is outside any municipal boundaries ☑ Property is inside the municipal limits of North Charleston (town/city)

10. List any Companies or Site names by which the Property is known
See attached list of current property owners.

11. Total Size of Property Covered by this Contract Approx. 200.72 Acres

12. How many parcels comprise the Property? Eight Parcels and a Gap Area

13. Current Zoning (general description)
M-1 (Light Industrial District)

14. a. Does the property have any above- or below-ground storage tanks? ☐ Yes ☑ No

b. If Yes, provide information on the number and capacity of the tanks, their contents, and whether they will be retained, or closed and/or removed.

15. Parcel Information *Complete the information below for each Parcel (attach additional sheets if needed)*

a. Tax Map Parcel#	408-00-00-002	a. Tax Map Parcel#	408-00-00-003
b. Acreage	16.074	b. Acreage	2.044
c. Current Owner	Edna & Charles Truluck	c. Current Owner	Charles Truluck, Sr. et.
d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417	d. Owner Mailing Address	1014 Saint Andrews Blvd Charleston, SC 29407
e. Contact Person for Access	Doug Truluck	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(843) 696-2122	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____

a. Tax Map Parcel#	408-00-00-004	a. Tax Map Parcel#	408-00-00-005
b. Acreage	8.514	b. Acreage	32.082
c. Current Owner	Charles Truluck, Sr., et	c. Current Owner	Edna & Charles Truluck
d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417	d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417
e. Contact Person for Access	Doug Truluck	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(843) 696-2122	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☑ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☑ In operation: nature of the business Bellsouth Radio

a. Tax Map Parcel#	408-00-00-006	a. Tax Map Parcel#	408-00-00-042
b. Acreage	31.810	b. Acreage	3.538
c. Current Owner	Catjen, LLC	c. Current Owner	Catjen, LLC
d. Owner Mailing Address	500 N Washington Street Alexandria, VA 22314	d. Owner Mailing Address	500 N Washington Street Alexandria, VA 22314
e. Contact Person for Access	John Beard	e. Contact Person for Access	John Beard
f. Access Person's Phone #	(202) 271-4144	f. Access Person's Phone #	(202) 271-4144
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____

15. Parcel Information *Complete the information below for each Parcel (attach additional sheets if needed)*

a. Tax Map Parcel#	408-00-00-055	a. Tax Map Parcel#	409-00-00-007
b. Acreage	1.247	b. Acreage	105.219
c. Current Owner	Catjen, LLC	c. Current Owner	Truluck Industries, Inc.
d. Owner Mailing Address	500 N Washington Street Alexandria, VA 22314	d. Owner Mailing Address	PO Box 32219 Charleston, SC 29417
e. Contact Person for Access	John Beard	e. Contact Person for Access	Doug Truluck
f. Access Person's Phone #	(202) 271-4144	f. Access Person's Phone #	(843) 696-2122
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 9/13 (approx date) ☐ In operation: nature of the business_____
a. Tax Map Parcel#	"Gap Area"	a. Tax Map Parcel#	
b. Acreage	0.196	b. Acreage	
c. Current Owner	unknown	c. Current Owner	
d. Owner Mailing Address	unknown	d. Owner Mailing Address	
e. Contact Person for Access	Not Available	e. Contact Person for Access	
f. Access Person's Phone #	Not Available	f. Access Person's Phone #	
g. Is Parcel CurrentlyVacant?	☑ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☑ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☑ Not operating since 1900s (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____
a. Tax Map Parcel#		a. Tax Map Parcel#	
b. Acreage		b. Acreage	
c. Current Owner		c. Current Owner	
d. Owner Mailing Address		d. Owner Mailing Address	
e. Contact Person for Access		e. Contact Person for Access	
f. Access Person's Phone #		f. Access Person's Phone #	
g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No	g. Is Parcel CurrentlyVacant?	☐ Yes ☐ No
h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used	h. Buildings on the parcel? (check all that apply)	☐ None ☐ Demolished/Ruins ☐ Intact, To be demolished ☐ Intact, To be re-used
i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____	i. Business/facility operations	☐ Never Operated on the parcel ☐ Not operating since _____ (approx date) ☐ In operation: nature of the business_____

III. Property Redevelopment

16. Describe the intended re-use of the property:
(attach additional sheets if necessary)

The property will be developed as part of and in connection with The Boeing Company's campus in North Charleston.

17. a. Will the future use include any chemical processes, petroleum or chemical storage and handling, on-site waste disposal, or generate any hazardous substances? ☑ Yes ☐ No

b. If Yes, identify the substances and discuss steps that will be taken to prevent their release to the environment.

There is the potential that hazardous substances or waste will be used, stored, and generated at the Property. Any such hazardous substance or waste will be used, stored and generated in compliance with all applicable laws.

18. Will redevelopment lead to the creation of permanent jobs on the property? ☑ Yes Anticipated Number **See 20b below.
☐ No

19. Projected Increase to the Tax Base as a result of this redevelopment: $ **See 20b below.

20. a. Will there be Intangible benefits from this redevelopment such as:
☐ LEED, Earth Craft, EnergyStar, or similar certification of Sustainable Development
☐ Creation / Preservation of Green Space on the Property
☐ Deconstruction/ Recycling of demolition or building debris
☑ Other The site will be redeveloped as a part of The Boeing Company's exising North Charleston campus.

b. Please Describe:

The project is a part of the overall economic impact associated with The Boeing Company's North Charleston campus.

21. Anticipated date of closing or acquiring title to the property 12 / 15 / 2013

22. Redevelopment Certification
By signature below, the applicant(s) affirm that their proposed use and activities will not knowingly aggravate or contribute to existing contamination or pose significant human health or environmental risks on the property.

Signature(s)

IV. Project Management And Financial Viability (Co-Entities, refer to instruction sheet)

23. Environmental Consulting Firm
☐ None as of this application date

GEL Engineering, LLC				
Company				
111 Smith Hines Road, Suite J	Greenville	South Carolina		29607
Address	City	State		Zip
Robert E. MacPhee		(864) 676-2202		rem@gel.com
Project Contact1	S.C PE/PG Reg. #	Phone1	Phone 2	email
Thomas Hutto	SC #912	(843) 300-4416		tdh@gel.com
Project Contact 2	S.C PE/PG Reg. #	Phone1	Phone 2	email

24. Legal Counsel (Optional)

Chaun William Pflug (SCPR Counsel)

Firm

The Pflug Law Firm, LLC (843) 647-7774

Attorney Phone1 Phone 2

PO Box 801 Mount Pleasant SC 29464 cpflug@pfluglaw.com

Street Number or PO Box City State Zip email

25. Applicant's Billing Address ☑ Same as Contact person in #6 above Go to question #26

Financial Contact Title

Company Phone

Address

City State Zip

26. **Financial Viability**

By signature(s) below, the applicant agrees to:

1. Pay the Department's costs upon receipt of invoices for implementing the Voluntary Cleanup Program for this Property, and
2. Provide financial statements, if requested, to document financial viability to conduct the response actions on the Property.

☐ Waiver Requested (*Check Box If applicable)*

The applicant is a Local Government or qualifies as a 501(c) Non-Profit Organization, and requests waiver of some Departmental costs of implementing this contract.

Signatures

V. Application Completion (The following are required along with this form. Check applicable boxes)

27. The Legal Description of the Property is attached as a: ☐ Plat Map ☐ Metes and Bounds Text ☑ Both

28. The Phase I Environmental Site Assessment Report is attached as a:

☑ New report completed in the past six months by GEL Engineering, LLC

(Name of Environmental Firm)

☐ Older report updated in the past six months by _____

(Name of Environmental Firm)

29. Environmental sampling data and other reports: *(check one)*

☐ The Applicant is not aware of any environmental testing on the property

☐ The Applicant believes the Department already has all environmental data in its files on: _____ (Site Name)

☑ The Following reports are attached:

Report Date	Report Name	Environmental Firm
See attached list		GEL Engineering, LLC

30. Mailing addresses of Former Owners, Operators and other Potentially Responsible Parties:(check one)

☑ Enclosed with this Application as an Attachment

☐ Will be submitted along with (or before) the signed contract

31. The applicants attest by signature below that this application is accurate to their best knowledge. Furthermore, the applicants request DHEC evaluate the Property for inclusion in the Brownfields Voluntary Cleanup Program and draft a Non-Responsible Party Contract for the Property.

Signature(s)

This Section for Department Use Only

Assigned File Name		
Eligible for NRP Contract	Y N	
Assigned File Number		
Assigned Contract Number		

ATTACHMENT 1

List of Previous Property Owners

TABLE 1. LIST OF PREVIOUS PROPERTY OWNERS

GRANTOR	GRANTEE	DEED RECORDING DATE	REFERENCE	CONTACT
Parcel 408-00-00-002				
Charleston, South Carolina Mining & Manufacturing Company	David K.E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K.E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	Milton F. Truluck	9/4/1964	Deed Book D81, Page 134	
Milton F. Truluck	Edna D. Truluck & Charles E. Truluck, Trustees	12/1/1970	File 70-628	
Edna D. Truluck & Charles E. Truluck, Trustees	NA	NA	NA	Mr. Doug Truluck P.O Box 32219 Charleston, SC 29417 (843) 696-2122
Parcel 408-00-00-003				
Charleston, South Carolina Mining & Manufacturing Company	David K.E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K.E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	Milton F. Truluck	2/19/1965	Deed Book H82, Page 119	
Milton F. Truluck	Milton F. Truluck Trust	12/31/1968	Deed Book T91, Page 10	
Milton F. Truluck Trust	Charles E. Truluck, Sr., et al., Trustee	4/20/2004	Deed Book G491, Page 132	
Charles E. Truluck, Sr., et al., Trustee	NA	NA	NA	Mr. Doug Truluck P.O Box 32219 Charleston, SC 29417 (843) 696-2122

TABLE 1. LIST OF PREVIOUS PROPERTY OWNERS

GRANTOR	GRANTEE	DEED RECORDING DATE	REFERENCE	CONTACT
Parcel 408-00-00-004				
Charleston, South Carolina Mining & Manufacturing Company	David K. E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K. E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	McLain Hall, Edwin A. Beam, Sr., and Miles A. Beam, Sr.	5/13/1965	Deed Book X82, Page 44	
McLain Hall, Edwin A. Beam, Sr., and Miles A. Beam, Sr.	Milton Truluck	5/20/1965	Deed Book Y82, Page 148	
Milton Truluck	Milton F. Truluck Trust	12/31/1968	Deed Book T91, Page 10	
Milton F. Truluck Trust	Charles E. Truluck, Sr., et al., Trustee	4/20/2004	Deed Book G491, Page 132	
Charles E. Truluck, Sr., et al., Trustee	NA	NA	NA	Mr. Doug Truluck P.O Box 32219 Charleston, SC 29417 (843) 696-2122
Parcel 408-00-00-005				
Charleston, South Carolina Mining & Manufacturing Company	David K. E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K. E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	Milton F. Truluck	6/2/1966	Deed Book S85, Page 310	
Milton F. Truluck	Milton F. Truluck Trust	12/1/1970	Deed Book T91, Page 10	
Milton F. Truluck Trust	Edna D. Truluck & Charles E. Truluck, Trustees	4/20/2004	File 70-628	
Edna D. Truluck & Charles E. Truluck, Trustees	NA	NA	NA	Mr. Doug Truluck P.O Box 32219 Charleston, SC 29417 (843) 696-2122

TABLE 1. LIST OF PREVIOUS PROPERTY OWNERS

GRANTOR	GRANTEE	DEED RECORDING DATE	REFERENCE	CONTACT
Parcel 408-00-00-006				
Charleston, South Carolina Mining & Manufacturing Company	David K. E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K. E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	Newland Development Company, Inc.	9/29/1966	Deed Book L86, Page 321	
Newland Development Company, Inc.	Gardens Development Company	6/7/1976	Deed Book L108, Page 355	
Gardens Development Company	Freeman Development LLC	9/3/2004	Deed Book Y506, Page 358	
Freeman Development LLC	Oleander Court, LLC	9/29/2006	Deed Book V555, Page 188	
Oleander Court, LLC	Dorchester Land Gov, LLC	3/22/2007	Deed Book N619, Page 346	
Dorchester Land Gov, LLC	BDC Capital, LLC	14/14/2009	Deed Book 97, Page 23	
BDC Capital, LLC	Catjen, LLC	2/10/2011	Deed Book 171, Page 525	
Catjen, LLC	NA	NA	NA	Mr. John Beard 500 North Washington Street Alexandria, VA 22314 (202) 271-4144
Parcel 408-00-00-042				
Georgia Pacific Corporation	Georgia Pacific Investment Comp.	11/24/1967	Deed Book E89, Page 131	NA
Georgia Pacific Investment Comp.	Dorchester Highland Partners	12/28/1983	Deed Book D134, Page 14	
Dorchester Highland Partners	Dorchester Associates Limited Partnership	8/20/1985	Deed Book L147, Page 153	
Dorchester Associates Limited Partnership	Kemper Investors Life Insurance Company	7/28/1993	Deed Book Y229, Page 439	
Kemper Investors Life Insurance Company	I. E. A. Dorchester Partners, LP	12/29/1994	Deed Book D251, Page 675	

TABLE 1. LIST OF PREVIOUS PROPERTY OWNERS

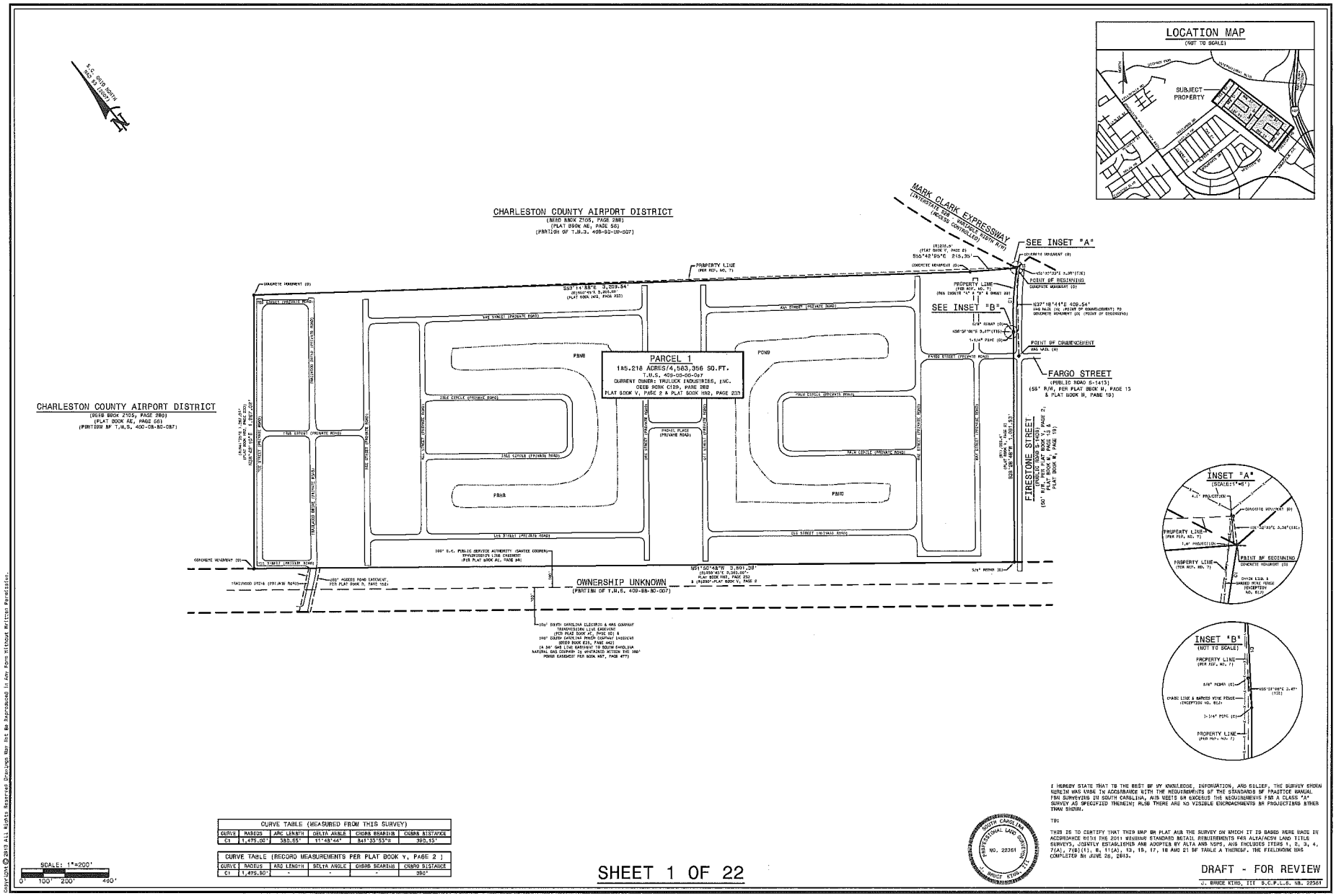
I. E. A. Dorchester Partners, LP	Dorchester Road Apartments, LLC	9/1/2000	Deed Book D354, Page 818	
GRANTOR	**GRANTEE**	**DEED RECORDING DATE**	**REFERENCE**	**CONTACT**
Parcel 408-00-00-042 (cont.)				
Dorchester Road Apartments, LLC	Oleander Court, LLC	9/29/2005	Deed Book V555, Page 179	NA
Oleander Court, LLC	Dorchester Land Gov, LLC	3/22/2007	Deed Book N619, Page 346	
Dorchester Land Gov, LLC	BDC Capital, LLC	12/14/2009	Deed Book 97, Page 23	
BDC Capital, LLC	Catjen, LLC	2/10/2011	Deed Book 171, Page 525	
Catjen, LLC	NA	NA	NA	Mr. John Beard 500 North Washington Street Alexandria, VA 22314 (202) 271-4144
Parcel 408-00-00-055				
Georgia Pacific Corporation	Georgia Pacific Investment Comp.	11/24/1967	Deed Book E89, Page 131	NA
Georgia Pacific Investment Comp.	Dorchester Highland Partners	12/28/1983	Deed Book D134, Page 14	
Dorchester Highland Partners	Dorchester Associates Limited Partnership	8/20/1985	Deed Book L147, Page 153	
Dorchester Associates Limited Partnership	Kemper Investors Life Insurance Company	7/28/1993	Deed Book Y229, Page 439	
Kemper Investors Life Insurance Company	I. E. A. Dorchester Partners, LP	12/29/1994	Deed Book D251, Page 675	
I. E. A. Dorchester Partners, LP	Dorchester Road Apartments, LLC	9/1/2000	Deed Book D354, Page 818	
Dorchester Road Apartments, LLC	Oleander Court, LLC	9/29/2005	Deed Book V555, Page 179	
Oleander Court, LLC	Dorchester Land Gov, LLC	3/22/2007	Deed Book N619, Page 346	
Dorchester Land Gov, LLC	BDC Capital, LLC	12/14/2009	Deed Book 97, Page 23	
BDC Capital, LLC	Catjen, LLC	2/10/2011	Deed Book 171, Page 525	

TABLE 1. LIST OF PREVIOUS PROPERTY OWNERS

Catjen, LLC	NA	NA	NA	Mr. John Beard 500 North Washington Street Alexandria, VA 22314 (202) 271-4144
GRANTOR	**GRANTEE**	**DEED RECORDING DATE**	**REFERENCE**	**CONTACT**
Parcel 409-00-00-007				
Charleston, South Carolina Mining & Manufacturing Company	David K. E. Bruce	7/23/1937	Deed Book K38, Page 687 Deed Book K38, Page 683 Deed Book S39, Page 243	NA
David K. E. Bruce	Donald D. Shepard	4/20/1945	Deed Book T43, Page 706	
Donald D. Shepard	Williams Furniture Company	1/14/1946	Deed Book C46, Page 58	
Williams Furniture Company	Milton F. Truluck	4/28/1956	Deed Book H62, Page 233	
Milton F. Truluck	Edna D. Truluck and Charles E. Truluck, Trustees	12/1/1970	File 70-628	
Edna D. Truluck and Charles E. Truluck, Trustees	Truluck Industries, Inc.	8/6/1982	Deed Book C129, Page 286	
Truluck Industries, Inc.	NA	NA	NA	Mr. Doug Truluck P.O Box 32219 Charleston, SC 29417 (843) 696-2122

ATTACHMENT 2

Survey and Property Descriptions



CURVE TABLE (MEASURED FROM THIS SURVEY)					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	1,479.00'	583.65"	11°48'44"	S41°33'55"W	390.15'

CURVE TABLE (RECORD MEASUREMENTS PER PLAT BOOK Y, PAGE 2)					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD DISTANCE
C1	1,479.90'	-	-	-	390'

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

TO:

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, 7(A), 7(B)(1), 8, 11(A), 13, 15, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 26, 2013.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22361 J. BRUCE KIRD, III

DRAFT - FOR REVIEW

J. BRUCE KIRD, III S.C.P.L.S. NO. 22361

SHEET 1 OF 22

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HGBD SURVEYORS, LLC
COLUMBIA, SC MOUNT PLEASANT, SC
7215 BERNEDALE STREET
COLUMBIA, SC 29223
VOICE:(803)419-7900
FAX:(803)419-7905
475 MAGNOLIA PLACE, SUITE 201
MOUNT PLEASANT, SC 29464
VOICE:(843)216-2520
FAX:(843)216-2521
HGBD SURVEYORS, LLC
No COS093
CERTIFICATE OF AUTHORIZATION
HGBD A Bell Company

REVISIONS:
1) AUGUST 13, 2013 - TO SHOW APPROXIMATE LOCATION OF UNDERGROUND STORM DRAINAGE PIPES NEAR SOUTHEASTERN CORNER OF PROPERTY.

BOOK FILE	T.M.S. NO. 405-00-00-007	S.F. NO. SEE FILE

ALTA/ACSM LAND TITLE SURVEY OF SITE "P1" PREPARED FOR:

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 26, 2013
PROJ. # 813278705
SURVEY:# M-13062702-A1078
SCALE: 1" = 200'

LAST REVISED: AUGUST 13, 2013

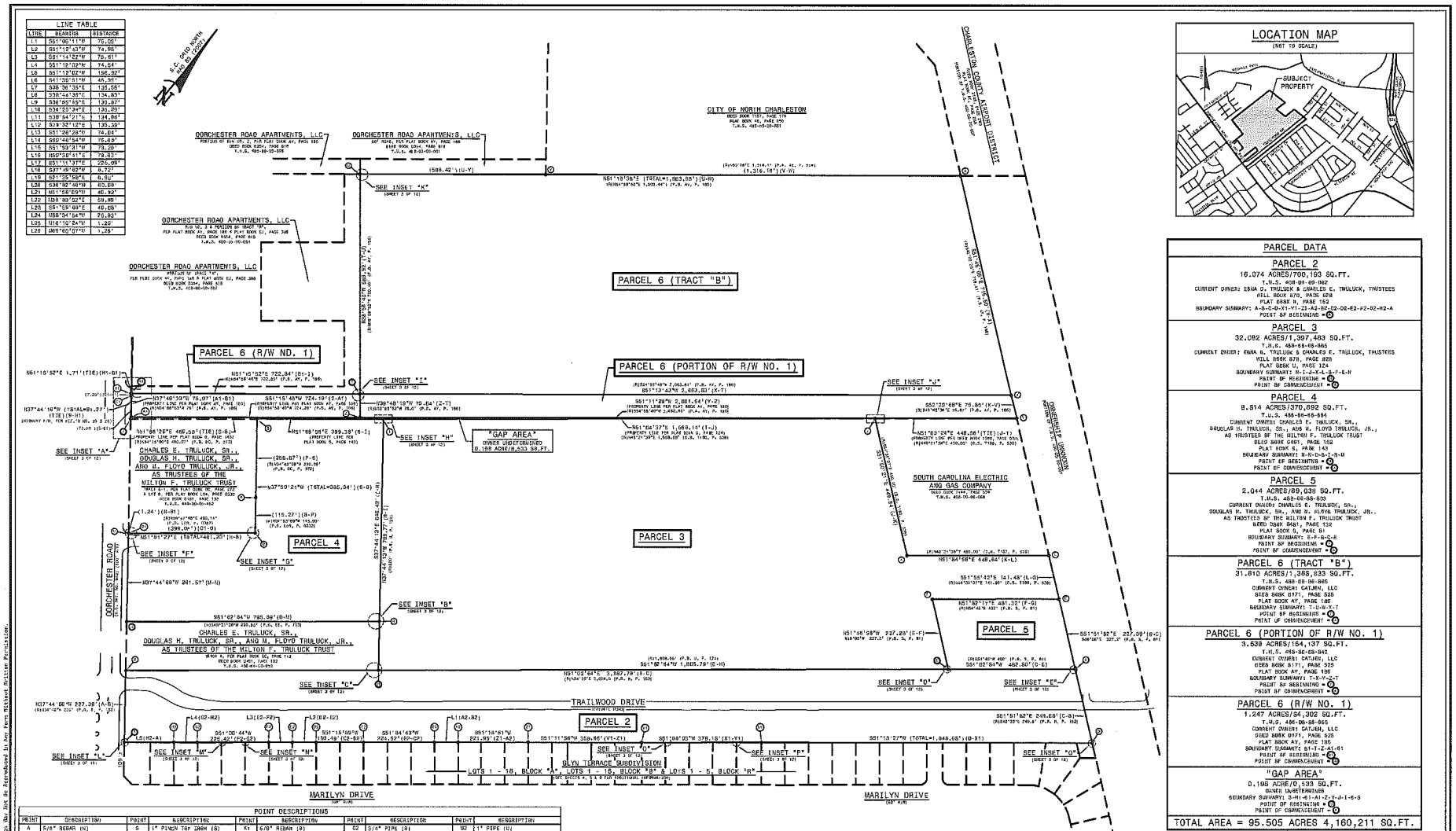
PARCEL 1 – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 1 ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P1", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 26, 2013, LAST REVISED AUGUST 13, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A MAG NAIL LOCATED AT THE CENTERLINE INTERSECTION OF FIRESTONE STREET (S-1408) AND FARGO STREET (S-1413) THENCE PROCEEDING IN A DIRECTION OF N37°18'44"E FOR A DISTANCE OF 409.54' TO A CONCRETE MONUMENT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING ALONG THE WESTERN RIGHT-OF-WAY OF FIRESTONE STREET (S-1408) FOR THE FOLLOWING COURSES AND DISTANCES: ALONG A CURVE TO THE LEFT IN A DIRECTION OF S41°33'53"W FOR A CHORD DISTANCE OF 300.13' (SAID CURVE HAVING A RADIUS OF 1,475.00') TO A 1-1/4" PIPE; THENCE IN A DIRECTION OF S38°29'46"W FOR A DISTANCE OF 1,061.93' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°50'40"W ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 3,501.38' TO A CONCRETE MONUMENT; THENCE TURNING AND PROCEEDING ALONG THE PROPERTY OF CHARLESTON COUNTY AIRPORT DISTRICT FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N38°42'10"E FOR A DISTANCE OF 1,267.02' TO A CONCRETE MONUMENT; THENCE IN A DIRECTION OF S53°14'06"E FOR A DISTANCE OF 3,299.54' TO A CONCRETE MONUMENT; THENCE IN A DIRECTION OF S55°42'05"E FOR A DISTANCE OF 215.35' TO A CONCRETE MONUMENT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 105.219 ACRES/ 4,583,356 SQUARE FEET.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S61°06'11"W	76.08'
L2	S61°12'43"W	74.98'
L3	S61°14'22"W	76.61'
L4	S61°12'02"W	74.54'
L5	S61°12'02"W	196.92'
L6	S41°38'51"W	49.35'
L7	S38°36'35"E	135.56'
L8	S39°44'36"E	134.83'
L9	S36°05'55"E	130.07'
L10	S34°23'34"E	130.25'
L11	S38°54'21"E	124.86'
L12	S29°32'12"E	135.39'
L13	S51°26'20"W	74.64'
L14	S60°46'54"W	76.69'
L15	S51°53'31"W	79.29'
L16	N60°38'41"E	79.83'
L17	S51°11'37"E	226.09'
L18	S37°49'02"W	9.72'
L19	S21°35'58"E	8.84'
L20	S38°02'46"W	65.69'
L21	N51°58'59"W	46.92'
L22	N39°09'02"E	59.98'
L23	S51°59'49"E	46.68'
L24	N68°34'54"W	70.92'
L25	N16°10'24"W	1.20'
L26	N86°40'07"W	1.28'



POINT DESCRIPTIONS									
POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION	POINT	DESCRIPTION
A	5/8" REBAR (N)	S	1" PINCH TOP IRON (B)	K1	5/8" REBAR (B)	G2	3/4" PIPE (B)	M2	1" PIPE (U)
B	1" PINCH TOP IRON (B)	T	5/8" REBAR (B)	L1	5/8" REBAR (B)	H2	1/2" REBAR (B)	V2	1/2" REBAR (B)
C	1-1/2" PINCH TOP IRON (B)	U	1/2" REBAR (B)	M1	5/8" REBAR (B)	E2	1" PINCH TOP IRON (B)	W2	1/2" REBAR (B)
D	5/8" REBAR (N)	V	CONCRETE MONUMENT (B)	N1	3/4" PINCH TOP IRON (B)	F2	1/2" REBAR (B)	X2	1/2" REBAR (B)
E	5/8" REBAR (B)	W	5/8" REBAR (B)	O1	5/8" REBAR (B)	G2	1/2" REBAR (B)	Y2	5/8" REBAR (B)
F	1" PINCH TOP IRON (B)	X	1-1/4" PIPE (B)	P1	5/8" REBAR (B)	H2	1/2" REBAR (B)	Z2	5/8" REBAR (B)
G	1" PINCH TOP IRON (B)	Y	1" PINCH TOP IRON (B)	Q1	5/8" REBAR (B)	L2	3" PIPE (B)	A3	5/8" REBAR (B)
H	5/8" REBAR (N)	Z	5/8" REBAR (B)	R1	1" PIPE (B) IN CONC.	J2	1-1/4" PIPE (U)	B3	5/8" REBAR (B)
I	1-1/4" PIPE (U) IN CONC.	A1	5/8" REBAR (B)	S1	1/2" REBAR (B)	K2	1" PINCH TOP TREU (B)	C3	COMPUTED POINT
J	5/8" REBAR (B)	B1	NAIL (U)	T1	1" IRON (B)	L2	5/8" PIPE (B)	D3	5/8" REBAR (B)
K	5/8" REBAR (B)	C1	5/8" REBAR (B)	U1	COMPUTED POINT	M2	1" PIPE (B)	E3	5/8" REBAR (B)
L	1/2" REBAR (B)	D1	1/2" REBAR (B)	V1	COMPUTED POINT	N2	1" PIPE (B)	F3	5/8" REBAR (B)
M	5/8" REBAR (U)	E1	NAIL (U)	W1	COMPUTED POINT	O2	1" PINCH TOP IRON (B)	G3	5/8" REBAR (B)
N	5/8" REBAR (N)	F1	NAIL (U)	X1	5/8" REBAR (B)	P2	1" PIPE (B)	H3	1/2" REBAR (B)
R	5/8" REBAR (B)	G1	5/8" REBAR (B)	Y1	1" PIPE (U)	Q2	1" PIPE (B)		
P	5/8" REBAR (B)	H1	COMPUTED POINT	Z1	3/4" PIPE (U)	R2	1/2" REBAR (B)		
Q	5/8" REBAR (B)	I1	CONCRETE MONUMENT (B)	A2	1/2" REBAR (B)	S2	1" PIPE (B)		
R	5/8" REBAR (N)	J1	5/8" REBAR (B)	B2	1/2" REBAR (B)	T2	1" PIPE (B)		

LOCATION MAP

(NOT TO SCALE)

PARCEL DATA

PARCEL 2
16.074 ACRES/700,193 SQ.FT.
T.M.S. 408-04-00-042
CURRENT OWNER: EBNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES
WILL BOOK A70, PAGE 828
PLAT BOOK H, PAGE 152
BOUNDARY SUMMARY: A-B-C-D-X1-Y1-Z1-A2-B2-C2-D2-E2-F2-G2-H2-A
POINT OF BEGINNING = A
POINT OF COMMENCEMENT = A

PARCEL 3
32.082 ACRES/1,397,463 SQ.FT.
T.M.S. 408-08-00-065
CURRENT OWNER: EBNA H. TRULUCK & CHARLES E. TRULUCK, TRUSTEES
WILL BOOK A70, PAGE 828
PLAT BOOK U, PAGE 124
BOUNDARY SUMMARY: N-I-J-K-L-S-T-E-N
POINT OF BEGINNING = N
POINT OF COMMENCEMENT = N

PARCEL 4
8.514 ACRES/370,892 SQ.FT.
T.M.S. 408-08-00-004
CURRENT OWNERS: CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND W. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST
DEED BOOK G491, PAGE 152
PLAT BOOK S, PAGE 143
BOUNDARY SUMMARY: M-N-O-B-I-R-M
POINT OF BEGINNING = M
POINT OF COMMENCEMENT = M

PARCEL 5
2.044 ACRES/89,038 SQ.FT.
T.M.S. 408-08-00-003
CURRENT OWNERS: CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND W. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST
DEED BOOK B481, PAGE 132
PLAT BOOK S, PAGE 81
BOUNDARY SUMMARY: E-F-G-C-E
POINT OF BEGINNING = E
POINT OF COMMENCEMENT = E

PARCEL 6 (TRACT "B")
31.810 ACRES/1,386,933 SQ.FT.
T.M.S. 408-08-00-005
CURRENT OWNER: CATJEN, LLC
DEED BOOK D171, PAGE 525
PLAT BOOK AY, PAGE 186
BOUNDARY SUMMARY: T-U-W-X-T
POINT OF BEGINNING = T
POINT OF COMMENCEMENT = T

PARCEL 6 (PORTION OF R/W NO. 1)
3.539 ACRES/154,137 SQ.FT.
T.M.S. 408-00-00-042
CURRENT OWNER: CATJEN, LLC
DEED BOOK D171, PAGE 525
PLAT BOOK AY, PAGE 186
BOUNDARY SUMMARY: T-X-Y-Z-T
POINT OF BEGINNING = T
POINT OF COMMENCEMENT = T

PARCEL 6 (R/W NO. 1)
1.247 ACRES/54,302 SQ.FT.
T.M.S. 408-00-00-065
CURRENT OWNER: CATJEN, LLC
DEED BOOK D171, PAGE 525
PLAT BOOK AY, PAGE 186
BOUNDARY SUMMARY: B1-Y-Z-A1-B1
POINT OF BEGINNING = B1
POINT OF COMMENCEMENT = B1

"GAP AREA"
0.198 ACRE/8,633 SQ.FT.
OWNER UNDETERMINED
BOUNDARY SUMMARY: S-H-G1-A1-Z-Y-J-I-S-S
POINT OF BEGINNING = S
POINT OF COMMENCEMENT = S

TOTAL AREA = 95.505 ACRES 4,160,211 SQ.FT.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR 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.

TO:

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, 7(A), 7(B)(1), 8, 11(A), 13, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 28, 2013.

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR NO. 22361 J. BRUCE KING, III

SCALE: 1"=150'
0' 75' 150' 300'

SHEET 1 OF 12

(SEE SHEETS 2 THROUGH 12 FOR ADDITIONAL INFORMATION)

DRAFT - FOR REVIEW

J. BRUCE KING, III S.C.P.L.S. NO. 22361

HGBD SURVEYORS, LLC
COLUMBIA, SC MOUNT PLEASANT, SC
CERTIFICATE OF AUTHORIZATION
HGBD SURVEYORS, LLC the CO.SM.3
A Bell Company

REVISIONS:

BOOK FILE	
T.M.S. NO. (AS SHOWN)	
S.F. No. SEE FILE	

ALTA/ACSM LAND TITLE SURVEY OF SITE "P2" PREPARED FOR:

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: JUNE 28, 2013
PROJ. # 813278705
SURVEY:# M-13062703-A1079
SCALE: 1" = 150'

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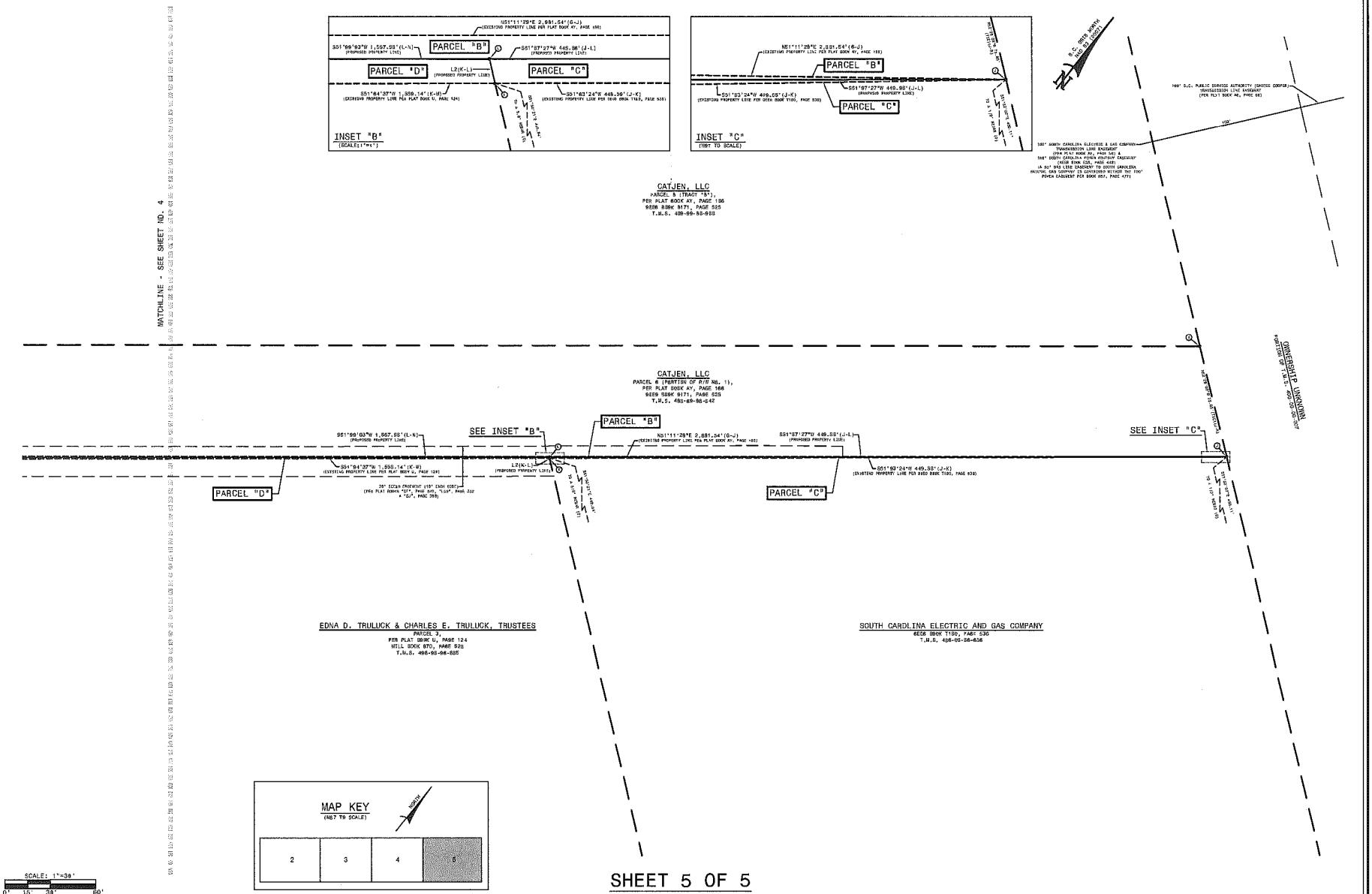

SHEET 5 OF 5

HGBD SURVEYORS, LLC
COLUMBIA, SC MOUNT PLEASANT, SC
1314 AUTRY STREET COLUMBIA, SC 29201 803-799-1000
CITY HALL PARK, SUITE 241 MOUNT PLEASANT, SC 29464 843-849-8900
FAX:(803)799-1183 FAX:(843)849-8902

SOUTH CAROLINA
HGBD SURVEYORS, LLC
No C03683
CERTIFICATE OF AUTHORIZATION

HGBD
A Bell Company

REVISIONS:

BOOK FILE	T.M.S. NO. (AS SHOWN)	S.F. NO. SEE FILE

EXHIBIT SHOWING A PROPOSED PROPERTY LINE AGREEMENT BETWEEN
T.M.S. 498-00-00-036 & T.M.S. 498-00-00-042 (PROPERTY OF CATJEN, LLC),
T.M.S. 498-00-00-085 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK ESTATE AND SOUTH CAROLINA ELECTRIC AND GAS COMPANY), T.M.S. 498-00-00-036 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES), AND T.M.S. 498-00-00-042 & T.M.S. 498-00-00-088 (PROPERTY OF CATJEN, LLC), SITUATED IN THE TOWN OF MOUNT PLEASANT, CHARLESTON COUNTY, SOUTH CAROLINA
FLOYD TRULUCK, JR., AS TRUSTEES OF THE WILLIAM F. TRULUCK TRUST

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 25, 2013
PROJ. # 813278705
SURVEY:# M-13102BD1-A1174
SCALE: 1" = 30'

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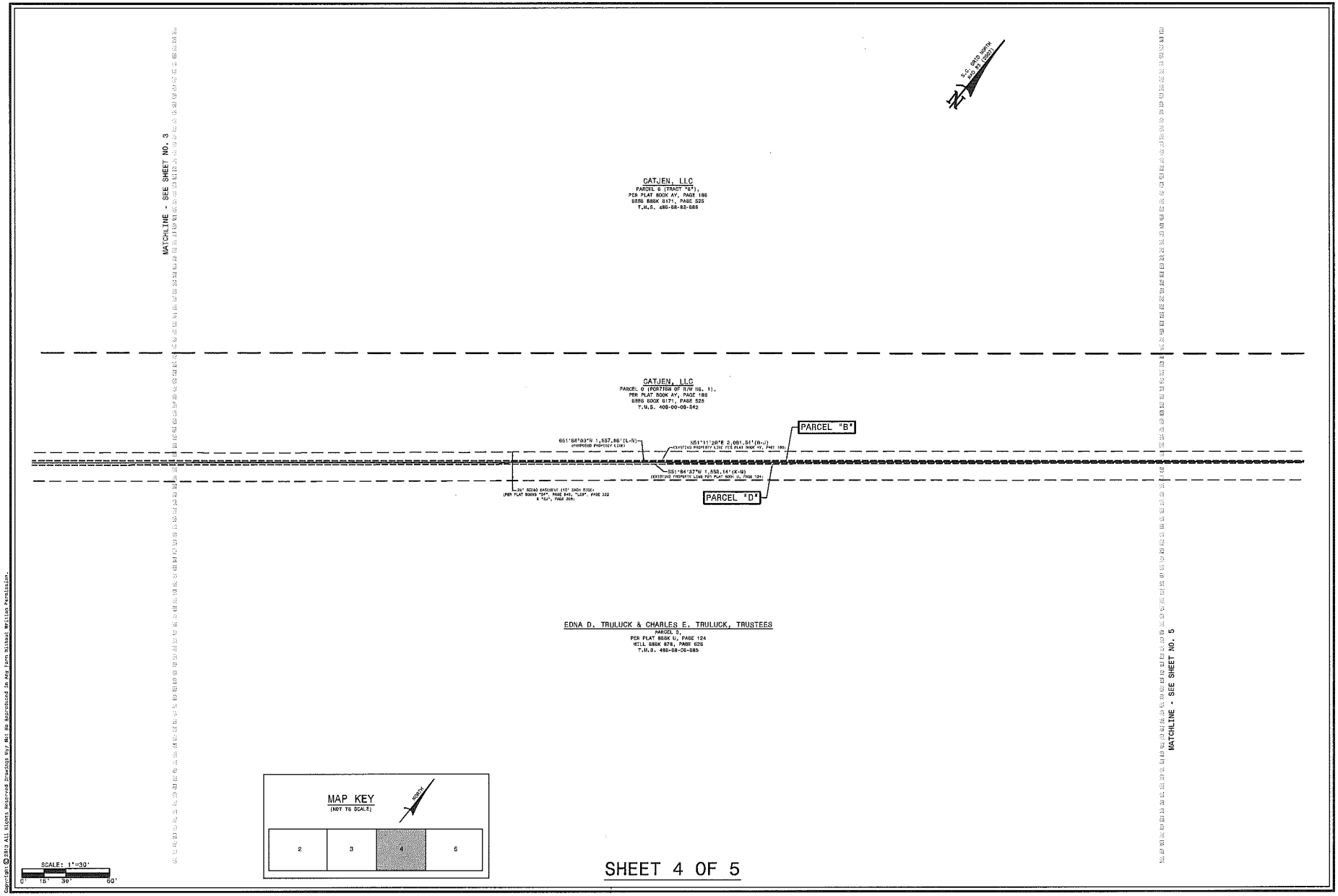

SHEET 4 OF 5

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HGBD SURVEYORS, LLC
COLUMBIA, SC MOUNT PLEASANT, SC
2512 ASHLEY STREET
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803-254-1170
803-254-1179 FAX
c/o 4000 ANDA BLVD., SUITE 201
MOUNT PLEASANT, SC 29464
843-849-1170
843-849-1179 FAX

SOUTH CAROLINA
HGBD SURVEYORS, LLC
No C03083
CERTIFICATE OF AUTHORIZATION

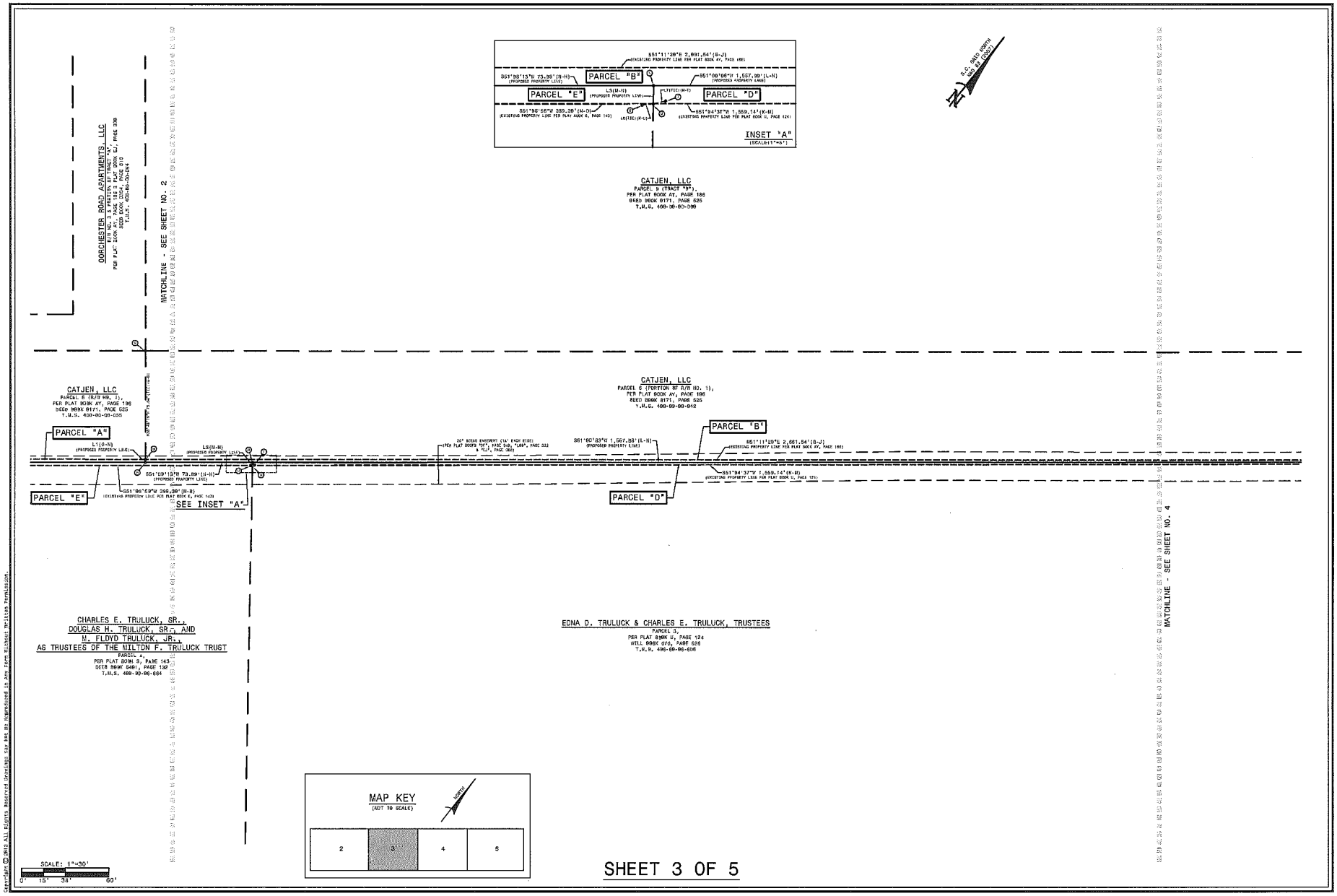
HGBD
A Bell Company

REVISIONS:

S.F. No.	T.M.S. NO.	BOOK
SEE FILE	(AS SHOWN)	FILE

EXHIBIT SHOWING A PROPOSED PROPERTY LINE AGREEMENT BETWEEN
T.M.S. 466-00-00-042 & T.M.S. 466-00-00-042 (PROPERTY OF CATJEN, LLC),
T.M.S. 466-08-06-085 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES), T.M.S. 466-08-02-085 (PROPERTY OF CATJEN, LLC), T.M.S. 466-00-00-108 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, SR., DOUGLAS M. TRULUCK, SR., AND M. FLAVIA TRULUCK, JR., AS TRUSTEES IN THE WILTON F. TRULUCK TRUST
PROJECT PINTAIL DUE DILIGENCE
CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 25, 2013
PROJ. # 813278705
SURVEY:# M-13102801-A1174
SCALE: 1" = 30'



SHEET 3 OF 5

EXHIBIT SHOWING A PROPOSED PROPERTY LINE AGREEMENT BETWEEN T.M.S. 466-00-00-042 & T.M.S. 466-00-00-090 (PROPERTY OF CATJEN, LLC), T.M.S. 466-00-00-088 (PROPERTY OF CATJEN, LLC), T.M.S. 466-00-00-064 (PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST), T.M.S. 466-00-00-006 (PROPERTY OF CHARLES E. TRULUCK, JR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 25, 2013

PROJ. # 813278705

SURVEY:# M-13102801-A1174

SCALE: 1" = 30'

REVISIONS:

S.F. NO.	T.M.S. NO.	BOOK
SEE FILE	(AS SHOWN)	FILE

HGBD SURVEYORS, LLC

COLUMBIA, SC MOUNT PLEASANT, SC

1718 ASSEMBLY STREET COLUMBIA, SC 29201 (803)771-7050 FAX:(803)771-7052

1475 ANDRO PARK BLVD., SUITE 201 MOUNT PLEASANT, SC 29466 (843)849-9750 FAX:(843)849-9752

SOUTH CAROLINA HGBD SURVEYORS, LLC No C03093 CERTIFICATE OF AUTHORIZATION

HGBD A Bell Company

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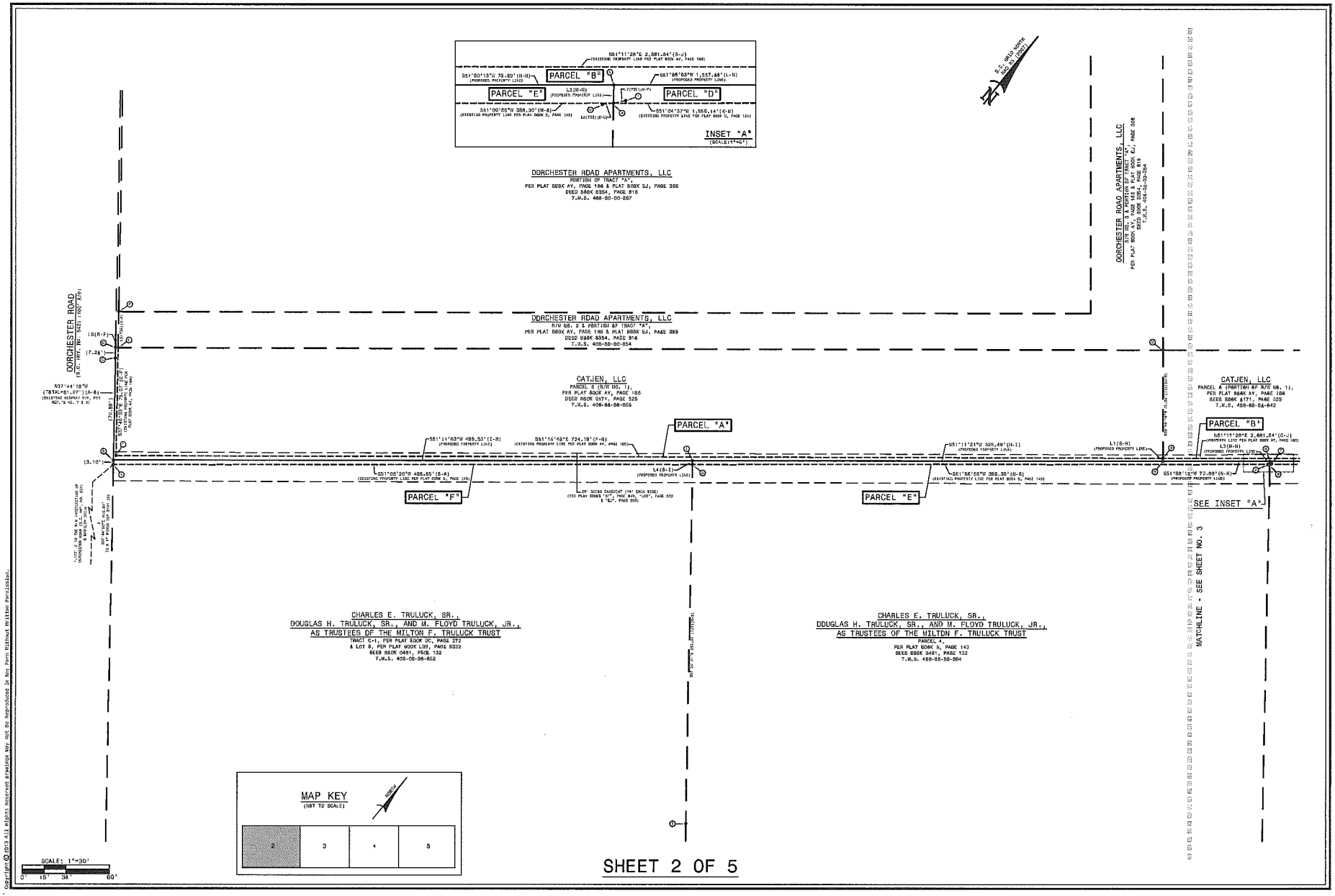

SHEET 2 OF 5

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COLUMBIA, SC 29209
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FAX:(803)788-1106
471 MANNE PARK BLVD., SUITE 201
MOUNT PLEASANT, SC 29464
PHONE:(843)884-2522
FAX:(843)884-2532

SOUTH CAROLINA
HGBD SURVEYORS, LLC
No C03653
CERTIFICATE OF AUTHORIZATION

HGBD
A Bell Company

REVISIONS:

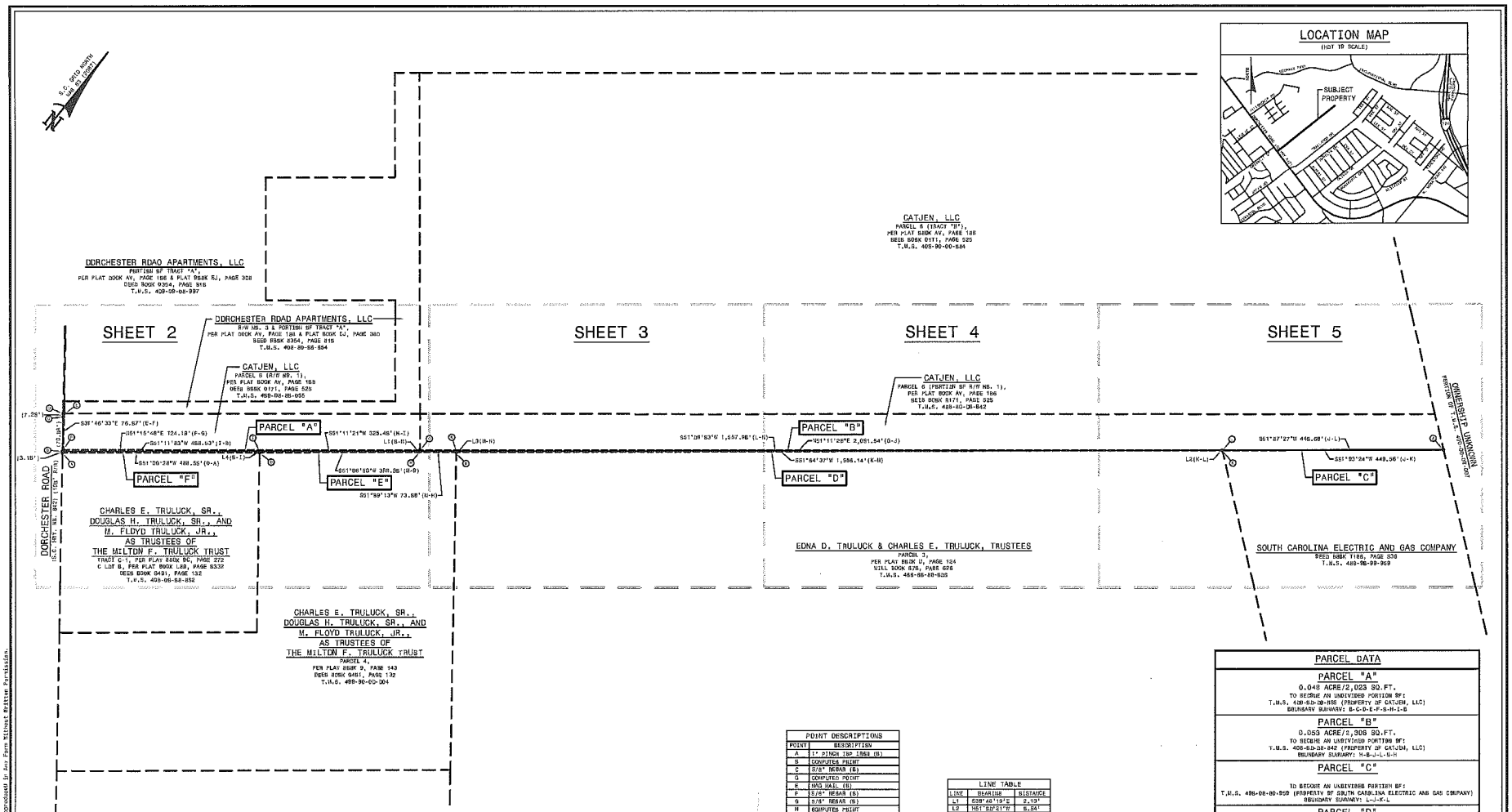
BOOK FILE	T.M.S. NO. (AS SHOWN)	S.F. NO. SEE FILE

EXHIBIT SHOWING A PROPOSED PROPERTY LINE ADJUSTMENT BETWEEN T.M.S. 466-00-00-005 & T.M.S. 466-00-00-642 (PROPERTY OF CATJEN, LLC), T.M.S. 466-00-00-887 (PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC, ETC. & DORCHESTER ROAD APARTMENTS, LLC), T.M.S. 466-66-00-825 (PROPERTY OF ERNA D. TRULUCK & CHARLES E. TRULUCK, SR.), T.M.S. 466-00-00-652 & T.M.S. 466-66-00-004 (PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 25, 2013
PROJ. # 813278705
SURVEY:# M-13102801-A1174
SCALE: 1" = 30'



POINT DESCRIPTIONS	
POINT	DESCRIPTION
A	1" PINCH TOP IRON (B)
B	COMPUTED POINT
C	5/8" REBAR (B)
G	COMPUTED POINT
E	NAIL (B)
F	5/8" REBAR (B)
G	5/8" REBAR (B)
H	COMPUTED POINT
I	COMPUTED POINT
J	1" PINCH TOP IRON (B)
K	5/8" REBAR (B)
L	COMPUTED POINT
M	1-1/4" PIPE (B) IN CONC.
N	COMPUTED POINT
N	5/8" REBAR (B)
P	1/2" REBAR (B)
O	5/8" REBAR (B)
R	1-1/4" PIPE (O)
S	5/8" REBAR (B)
T	5/8" REBAR (B)
U	1" PIPE (O) IN CONC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°48'19"E	2.19'
L2	N51°32'21"W	8.54'
L3	N30°44'13"W	5.88'
L4	N37°05'21"W	2.05'
L5	N37°43'58"W	24.88'
L6	N51°15'52"E	1.77'
L7	N38°34'58"E	1.48'
L8	S44°48'54"W	1.20'

SCALE: 1"=100'
0' 50' 100' 200'

PARCEL DATA

PARCEL "A"
0.048 ACRE/2,023 SQ.FT.
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 408-00-00-095 (PROPERTY OF CATJEN, LLC)
BOUNDARY SUMMARY: B-C-D-E-F-G-H-I-B

PARCEL "B"
0.053 ACRE/2,305 SQ.FT.
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 408-00-00-042 (PROPERTY OF CATJEN, LLC)
BOUNDARY SUMMARY: M-B-J-L-N-M

PARCEL "C"
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 498-00-00-069 (PROPERTY OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY)
BOUNDARY SUMMARY: L-J-K-L

PARCEL "D"
0.047 ACRE/2,034 SQ.FT.
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 466-00-00-026 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES)
BOUNDARY SUMMARY: N-L-K-M-N

PARCEL "E"
0.021 ACRE/918 SQ.FT.
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 498-00-00-004 (PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST
BOUNDARY SUMMARY: I-N-N-P-O-I

PARCEL "F"
0.026 ACRE/1,131 SQ.FT.
TO BECOME AN UNDIVIDED PORTION OF:
T.M.S. 498-00-00-052 (PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST
BOUNDARY SUMMARY: A-B-I-E-A

TOTAL AREA = 0.196 ACRE/8,533 SQ.FT.

NOTES:
1. OTHER IMPROVEMENTS AND UTILITIES NOT SHOWN.
2. THIS EXHIBIT IS BASED ON THE PUBLIC RECORD REFERENCES HEREIN. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL CONDITIONS OR RESTRICTIONS NOT KNOWN TO THE SURVEYOR AT THIS TIME.
3. THE SOLE PURPOSE AND INTENDED USE OF THIS DOCUMENT IS TO BE AN EXHIBIT ACCOMPANYING QUIT CLAIM DEEDS RESOLVING A BOUNDARY LINE DISCREPANCY BETWEEN THE PARTIES SHOWN HEREIN. THIS IS NOT A PLAT SUITABLE FOR RECORDATION.

REFERENCES:
1. MAP OF 33.7 ACRE TRACT OF LAND OWNED BY WILLIAMS FURNITURE CORP., SITUATED NORTH CHARLESTON, CHARLESTON COUNTY, S.C., BY A.L. GLEN, DATED APRIL 28, 1966, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK U, PAGE 124.
2. MAP OF 14.65 ACRES OF LAND OWNED BY WILLIAMS FURNITURE CORP., SITUATE: NORTHEAST OF DORCHESTER ROAD AND NORTH OF GLYN TERRACE, CHARLESTON COUNTY, S.C., BY A.L. GLEN, DATED APRIL 15, 1955, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK S, PAGE 143.
3. SUBDIVISION PLAT OF 46.18 ACRES LOCATED IN THE CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, ABOUT TO BE CONVEYED TO DORCHESTER-NISHLAND PARTNERS, LTD. A SOUTH CAROLINA LIMITED PARTNERSHIP, BY DIBIA ENGINEERING, INC., DATED DECEMBER 29, 1983, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK AV, PAGE 188.
4. PLAT SHOWING THE SUBDIVISION OF A 36.678 ACRE TRACT OF LAND, CITY OF NORTH CHARLESTON CHARLESTON COUNTY, SOUTH CAROLINA, BY FORSBERG ENGINEERING & SURVEYING, INC., DATED DECEMBER 5, 1988, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN DEED BOOK Y158, PAGE 536.
5. PLAT SHOWING THE RESUBDIVISION OF TRACT C-1, 2.527 ACRES AND TRACT C, 9.50 ACRES AND THE ABANDONMENT OF A PROPERTY LINE CREATING NEW LOT 8, 3.335 ACRES AND THE RESIDUAL, NEW LOT A, 8.50 ACRES, 5500 DORCHESTER ROAD, CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA, BY FORSBERG ENGINEERING AND SURVEYING, INC., DATED NOVEMBER 11, 2005, LAST REVISED JULY 1, 2009, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK L39, PAGE 5332.
6. A PLAT SHOWING THE RE-SUBDIVISION OF 13.56 ACRES OWNED BY DORCHESTER ROAD APARTMENTS, LLC AND THE CONSERVATION OF A PORTION OF TRACT A, WITH PRIVATE RIGHT-OF-WAY NO. 3 CREATING A 2.71 ACRE TRACT ABOUT TO BE CONVEYED TO DORCHESTER ROAD APARTMENTS II, LLC AND THE REMAINDER OF TRACT A, A 8.82 ACRE TRACT ALSO SHOWING A PORTION OF PRIVATE RIGHT-OF-WAY NO. 1 A 1.26 ACRE TRACT AND A PORTION OF PRIVATE RIGHT-OF-WAY NO. 2 A 0.61 ACRE TRACT, BY E.D. SEABROOK, JR., INC., DATED JULY 21, 2003, REVISED OCTOBER 13, 2005, AND RECORDED IN THE CHARLESTON COUNTY R.M.C. OFFICE IN PLAT BOOK EJ, PAGE 308.
7. S.C.D.O.T. HIGHWAY PLANS, FILE NO. 19.261, ROUTE NO. 642, SHEET 5.
8. RESOLUTION BY BOARD OF CONSERVATION DOCUMENT BY FILE WITH THE S.C.D.P.T. CONVEYING PROPERTY BY WILLIAMS FURNITURE CORP., DATED DECEMBER 28, 1964. (ROUTE NO. S.C. 642, FILE NO. 12.361)
9. CHARLESTON COUNTY T.M.S. NO.'S 488-88-88-085, 488-68-88-004, 408-05-00-042, 408-05-00-053, 408-88-88-058 & 488-05-88-052.

SHEET 1 OF 5

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HGBD SURVEYORS, LLC
COLUMBIA, SC MOUNT PLEASANT, SC
COLUMBIA, SC 29201 MOUNT PLEASANT, SC 29464
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SOUTH CAROLINA
HGBD SURVEYORS, LLC
No C03903
CERTIFICATE OF AUTHORIZATION

HGBD
A Bell Company

REVISIONS:

	BOOK FILE	T.M.S. NO. (AS SHOWN)	S.F. NO. SEE FILE

EXHIBIT SHOWING A PURPORED PROPERTY LINE DISCREPANCY BETWEEN T.M.S. 408-00-00-095 & T.M.S. 408-00-00-042 (PROPERTY OF CATJEN, LLC); T.M.S. 408-00-00-053 & T.M.S. 408-00-00-058 (PROPERTY OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY); T.M.S. 466-00-00-026 (PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES); AND T.M.S. 498-00-00-052, 498-00-00-004 & T.M.S. 498-00-00-052 (PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST PROPERTIES)

PROJECT PINTAIL DUE DILIGENCE

CITY OF NORTH CHARLESTON, CHARLESTON COUNTY, SOUTH CAROLINA

DATE: OCTOBER 25, 2013
PROJ. # 813278705
SURVEY-# M-13102801-A1174
SCALE: 1" = 100'

PARCEL 2 – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 2 ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 227.36' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°02'04"E ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST, PARCEL 3 AND PARCEL 5 FOR A DISTANCE OF 3,007.79' TO A 1-1/2" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°51'02"E ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 240.80' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°13'27"W ALONG PROPERTY OF S.C.E. & G. CO, LOTS 1 THROUGH 5, BLOCK "R" – GLYN TERRACE SUBDIVISION, A 50' ROAD R/W AND LOTS 9 THROUGH 15, BLOCK "B" – GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 1,048.66' TO A 5/8"REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'03"W ALONG PROPERTY OF LOTS 4 THROUGH 8, BLOCK "B" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 379.16' TO A 1" PIPE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°11'56"W ALONG PROPERTY OF LOTS 1 THROUGH 3, BLOCK "B" – GLYN TERRACE SUBDIVISION, A 50' ROAD R/W AND LOT 18, BLOCK "A" – GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 359.66' TO A 3/4" PIPE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°10'51"W ALONG PROPERTY OF LOTS 15 THROUGH 17, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 221.95' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'11"W ALONG PROPERTY OF LOT 14, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 75.09' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°04'43"W ALONG PROPERTY OF LOTS 11 THROUGH 13, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 224.52' TO A 3/4" PIPE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°15'09"W ALONG PROPERTY OF LOTS 9 AND 10, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 150.48' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°12'43"W ALONG PROPERTY OF LOT 8, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 74.99' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°14'22"W ALONG PROPERTY OF LOT 7, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 75.01' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°00'44"W ALONG PROPERTY OF LOTS 4 THROUGH 6, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 225.42' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°12'02"W ALONG PROPERTY OF LOT 3, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 74.54' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°12'02"W ALONG PROPERTY OF LOTS 1 AND 2, BLOCK "A" - GLYN TERRACE SUBDIVISION FOR A DISTANCE OF 156.92' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 16.074 ACRES/ 700,193 SQUARE FEET.

PARCEL 3 – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 3 ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 227.36' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°02'04"E ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST FOR A DISTANCE OF 800.00' TO A 5/8" REBAR, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N37°44'13"W ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST AND PARCEL 4 FOR A DISTANCE OF 799.77' TO A 1-1/4" PIPE IN CONCRETE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°04'37"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1,558.14' TO 5/8" REBAR; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S51°50'21"E FOR A DISTANCE OF 449.84' TO 5/8" REBAR; THENCE IN A DIRECTION OF N51°04'59"E FOR A DISTANCE OF 449.84' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°55'42"E ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 141.46' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF PARCEL 5 FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S51°02'17"W FOR A DISTANCE OF 401.32' TO A 1" PINCH TOP IRON; THENCE IN A DIRECTION OF S51°40'56"E FOR A DISTANCE OF 227.26' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°02'04"W ALONG PROPERTY OF PARCEL 2 FOR A DISTANCE OF 1,805.79' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 32.082 ACRES/ 1,397,483 SQUARE FEET.

PARCEL 4 – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 4 ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 380.71' TO A 5/8" REBAR, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 281.57' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N51°01'27"E FOR A DISTANCE OF 401.23' TO A 5/8" REBAR; THENCE IN A DIRECTION OF N37°50'21"W FOR A DISTANCE OF 365.34' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°06'56"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 399.38' TO A 1-1/4" PIPE IN CONCRETE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S37°44'13"E ALONG PROPERTY OF PARCEL 3 FOR A DISTANCE OF 646.42' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°02'04"W ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST FOR A DISTANCE OF 799.99' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.514 ACRES/ 370,892 SQUARE FEET.

PARCEL 5 – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 5 ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 227.36' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°02'04"E ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST AND PARCEL 3 FOR A DISTANCE OF 2,605.79' TO A 5/8" REBAR, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF PARCEL 3 FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N51°40'56"W FOR A DISTANCE OF 227.26' TO A 1" PINCH TOP IRON; THENCE IN A DIRECTION OF N51°02'17"E FOR A DISTANCE OF 401.32' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°51'02"E ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 227.39' TO A 1-1/2" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°02'04"W ALONG PROPERTY OF PARCEL 2 FOR A DISTANCE OF 402.00' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 2.044 ACRES/89,038 SQUARE FEET.

PARCEL 6 (TRACT "B") – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 6 (TRACT "B") ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N37°44'00"W FOR A DISTANCE OF 1,028.20' TO A 1" PINCH TOP IRON; THENCE IN A DIRECTION OF N37°44'10"W FOR A DISTANCE OF 81.27' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1.71' TO A MAG NAIL; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC FOR A DISTANCE OF 722.84' TO A 5/8" REBAR, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N38°50'40"W ALONG PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC FOR A DISTANCE OF 699.92' TO A 1/2" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°18'30"E ALONG PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC AND CITY OF NORTH CHARLESTON FOR A DISTANCE OF 1,903.58' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°46'05"E ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 715.60' TO A 1-1/4" PIPE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°13'43"W ALONG PROPERTY OF PARCEL 6 (PORTION OF R/W NO. 1) FOR A DISTANCE OF 2,063.63' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 31.810 ACRES/1,385,633 SQUARE FEET.

PARCEL 6 (R/W NO. 1) – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 6 (R/W NO. 1) ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N37°44'00"W FOR A DISTANCE OF 1,028.20' TO A 1" PINCH TOP IRON; THENCE IN A DIRECTION OF N37°44'10"W FOR A DISTANCE OF 81.27' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1.71' TO A MAG NAIL, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC FOR A DISTANCE OF 722.84' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S38°48'19"E ALONG PROPERTY OF PARCEL 6 (PORTION OF R/W NO. 1) FOR A DISTANCE OF 75.04' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF AN UNDETERMINED OWNER FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S51°15'46"W FOR A DISTANCE OF 724.19' TO A 5/8" REBAR; THENCE IN A DIRECTION OF N37°46'33"W FOR A DISTANCE OF 75.07' TO A MAG NAIL, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.247 ACRES/54,302 SQUARE FEET.

PARCEL 6 (PORTION OF R/W NO. 1) – DESCRIPTION BASED ON THIS SURVEY:

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS PARCEL 6 (PORTION OF R/W NO. 1) ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF N37°44'00"W FOR A DISTANCE OF 1,028.20' TO A 1" PINCH TOP IRON; THENCE IN A DIRECTION OF N37°44'10"W FOR A DISTANCE OF 81.27' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1.71' TO A MAG NAIL; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF DORCHESTER ROAD APARTMENTS, LLC FOR A DISTANCE OF 722.84' TO A 5/8" REBAR, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°13'43"E ALONG PROPERTY OF PARCEL 6 (TRACT "B") FOR A DISTANCE OF 2,063.63' TO A 1-1/4" PIPE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S52°28'08"E ALONG PROPERTY OF AN UNKNOWN OWNER FOR A DISTANCE OF 75.85' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°11'29"W ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 2,081.54' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N38°48'19"W ALONG PROPERTY OF PARCEL 6 (R/W NO. 1) FOR A DISTANCE OF 75.04' TO A 5/8" REBAR, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 3.538 ACRES/154,137 SQUARE FEET.

"GAP AREA" – DESCRIPTION BASED ON THIS SURVEY (PARCEL NOT OF RECORD):

ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF CHARLESTON AND IN THE CITY OF NORTH CHARLESTON, BEING DELINEATED AS "GAP AREA" ON A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY OF SITE "P2", PREPARED FOR: PROJECT PINTAIL DUE DILIGENCE", PREPARED BY HGBD SURVEYORS, LLC, DATED JUNE 28, 2013, SAID PARCEL HAVING THE FOLLOWING METES AND BOUNDS TO WIT:

COMMENCING AT A 5/8" REBAR LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 5/8" REBAR BEING LOCATED APPROXIMATELY 109' FROM THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'00"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 1,028.20' TO A 1" PINCH TOP IRON, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 81.27' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1.71' TO A MAG NAIL; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF PARCEL 6 (R/W NO. 1) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S37°46'33"E FOR A DISTANCE OF 75.07' TO A 5/8" REBAR; THENCE IN A DIRECTION OF N51°15'46"E FOR A DISTANCE OF 724.19' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'29"E ALONG PROPERTY OF PARCEL 6 (PORTION OF R/W NO. 1) FOR A DISTANCE OF 2,081.54' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°03'24"W ALONG PROPERTY OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY FOR A DISTANCE OF 449.56' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°04'37"W ALONG PROPERTY OF PARCEL 3 FOR A DISTANCE OF 1,558.14' TO A 1-1/4" PIPE IN CONCRETE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'56"W ALONG PROPERTY OF PARCEL 4 FOR A DISTANCE OF 399.38' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'20"W ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST FOR A DISTANCE OF 400.55' TO A 1" PINCH TOP IRON, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.196 ACRE/8,533 SQUARE FEET.

PARCEL "A" – (PARCEL NOT OF RECORD):

COMMENCING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 78.17' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°15'52"E ALONG PROPERTY OF AN UNDETERMINED OWNER FOR A DISTANCE OF 1.71' TO A MAG NAIL; THENCE TURNING AND PROCEEDING ALONG PROPERTY OF CATJEN, LLC (T.M.S. 408-00-00-055) FOR THE FOLLOWING COURSES AND DISTANCES: IN A DIRECTION OF S37°46'33"E FOR A DISTANCE OF 75.07' TO A 5/8" REBAR; THENCE IN A DIRECTION OF N51°15'46"E FOR A DISTANCE OF 724.19' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S38°48'19"E ALONG PROPERTY OF PARCEL "B" FOR A DISTANCE OF 2.13' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°11'21"W ALONG PROPERTY OF PARCEL "E" FOR A DISTANCE OF 325.49' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°11'03"W ALONG PROPERTY OF PARCEL "F" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.046 ACRE/2,023 SQUARE FEET.

PARCEL "B" – (PARCEL NOT OF RECORD):

COMMENCING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'03"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "F" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'21"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "E" FOR A DISTANCE OF 325.49' TO A COMPUTED POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N38°48'19"W ALONG PROPERTY OF PARCEL "A" FOR A DISTANCE OF 2.13' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'29"E ALONG PROPERTY OF CATJEN, LLC (T.M.S. 408-00-00-042) FOR A DISTANCE OF 2,081.54' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°07'27"W ALONG PROPERTY OF PARCEL "C" FOR A DISTANCE OF 449.68' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°08'03"W ALONG PROPERTY OF PARCEL "D" FOR A DISTANCE OF 1,557.98' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°09'13"W ALONG PROPERTY OF PARCEL "E" FOR A DISTANCE OF 73.89' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.053 ACRE/2,308 SQUARE FEET.

PARCEL "C" – (PARCEL NOT OF RECORD):

COMMENCING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'03"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "F" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'21"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "E" FOR A DISTANCE OF 325.49' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°09'13"E ALONG THE PROPERTY LINE OF PARCEL "B" AND PARCEL "E" FOR A DISTANCE OF 73.89' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°08'03"E ALONG THE PROPERTY LINE OF PARCEL "B" AND PARCEL "D" FOR A DISTANCE OF 1,557.98' TO A COMPUTED POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°07'27"E ALONG PROPERTY OF PARCEL "B" FOR A DISTANCE OF 449.68' TO A 1" PINCH TOP IRON; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°03'24"W ALONG PROPERTY OF SOUTH CAROLINA ELECTRIC AND GAS COMPANY (T.M.S. 408-00-00-050) FOR A DISTANCE OF 449.56' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°50'21"W ALONG PROPERTY OF PARCEL "D" FOR A DISTANCE OF 0.54' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.003 ACRE/119 SQUARE FEET.

PARCEL "D" – (PARCEL NOT OF RECORD):

COMMENCING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'03"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "F" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'21"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "E" FOR A DISTANCE OF 325.49' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°09'13"E ALONG THE PROPERTY LINE OF PARCEL "B" AND PARCEL "E" FOR A DISTANCE OF 73.89' TO A COMPUTED POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°08'03"E ALONG PROPERTY OF PARCEL "B" FOR A DISTANCE OF 1,557.98' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°50'21"E ALONG PROPERTY OF PARCEL "C" FOR A DISTANCE OF 0.54' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°04'37"W ALONG PROPERTY OF EDNA D. TRULUCK & CHARLES E. TRULUCK, TRUSTEES (T.M.S. 408-00-00-005) FOR A DISTANCE OF 1,558.14' TO A 1-1/4" PIPE IN CONCRETE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N37°44'13"W ALONG PROPERTY OF PARCEL "E" FOR A DISTANCE OF 2.08' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.047 ACRE/2,034 SQUARE FEET.

PARCEL "E" – (PARCEL NOT OF RECORD):

COMMENCING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'03"E ALONG THE PROPERTY LINE OF PARCEL "A" AND PARCEL "F" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT, THIS BEING THE TRUE POINT OF BEGINNING; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'21"E ALONG PROPERTY OF PARCEL "A" FOR A DISTANCE OF 325.49' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°09'13"E ALONG PROPERTY OF PARCEL "B" FOR A DISTANCE OF 73.89' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S37°44'13"E ALONG PROPERTY OF PARCEL "D" FOR A DISTANCE OF 2.08' TO A 1-1/4" PIPE IN CONCRETE; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'56"W ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST (T.M.S. 408-00-00-004) FOR A DISTANCE OF 399.38' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N37°50'21"W ALONG PROPERTY OF PARCEL "F" FOR A DISTANCE OF 2.55' TO A COMPUTED POINT, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.021 ACRE/918 SQUARE FEET.

PARCEL "F" – (PARCEL NOT OF RECORD):

BEGINNING AT A 1" PINCH TOP IRON LOCATED ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642), SAID 1" PINCH TOP IRON BEING LOCATED APPROXIMATELY 1,137' NORTH OF THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) AND THE NORTHERN RIGHT-OF-WAY OF MARILYN DRIVE; THENCE PROCEEDING IN A DIRECTION OF N37°44'10"W ALONG THE EASTERN RIGHT-OF-WAY OF DORCHESTER ROAD (S.C. HWY. NO. 642) FOR A DISTANCE OF 3.10' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF N51°11'03"E ALONG PROPERTY OF PARCEL "A" FOR A DISTANCE OF 400.53' TO A COMPUTED POINT; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S37°50'21"E ALONG PROPERTY OF PARCEL "E" FOR A DISTANCE OF 2.55' TO A 5/8" REBAR; THENCE TURNING AND PROCEEDING IN A DIRECTION OF S51°06'20"W ALONG PROPERTY OF CHARLES E. TRULUCK, SR., DOUGLAS H. TRULUCK, SR., AND M. FLOYD TRULUCK, JR., AS TRUSTEES OF THE MILTON F. TRULUCK TRUST (T.M.S. 408-00-00-052) FOR A DISTANCE OF 400.55' TO A 1" PINCH TOP IRON, THIS BEING THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 0.026 ACRE/1,131 SQUARE FEET.

ATTACHMENT 3

Previous Environmental Reports

PREVIOUS ENVIRONMENTAL REPORTS

GEL Engineering, LLC. *"Phase I Environmental Site Assessment Report, Approximate 201-Acre Tract, North Charleston, Charleston County, South Carolina."* Prepared for The Boeing Company, October 14, 2013.

GEL Engineering, LLC. *"Phase II Environmental Site Assessment Report/Baseline Investigation Report, Approximate 201 Acre Tract, North Charleston, Charleston County, South Carolina."* Prepared for The Boeing Company, October 14, 2013.