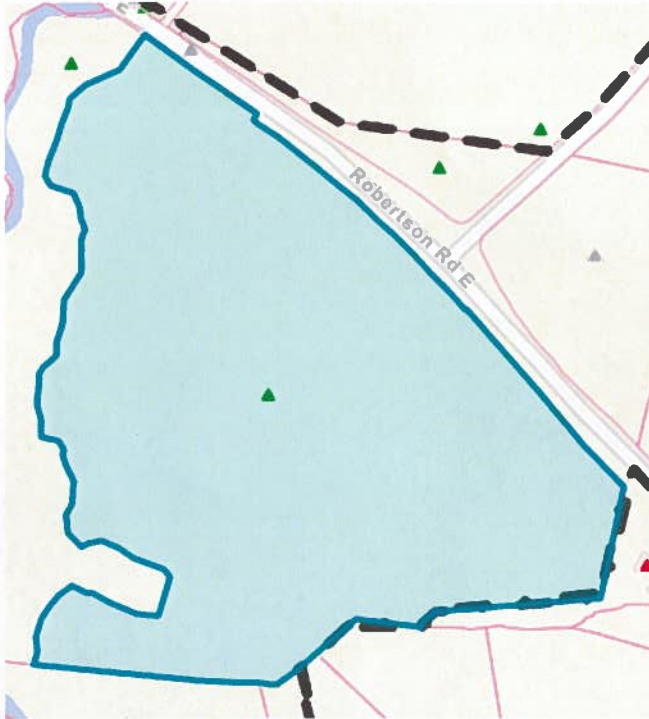


TRACT 1

York County GIS Property Report

Acc #: 16654
280 ROBERTSON RD E



Property Data

Parcel Number: 6030201003
PIN: 6030201003
Lot: Parcel 1
Deeded Acres: 59.26
GIS Acres: 59.26
Deed Book / Page: 2007 / 445
7
Sold Date: 3/29/2022
Sold Price: 1400000
Grantor:
Plat Book / Page: 169 / 27

Legal Description

PARCEL# 1 (59.26AC) E ROBERTSON
RD

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 SOUTHPOINTE HOLDINGS LLC
Name Line 2
Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 5 CENTURY DR STE 210
Addr Line 2
Apt
City GREENVILLE
State SC
Zip 29607
Country US

Values

Market Land Value	\$1425760
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$1425760
Total Taxable Value	\$1425760
Total Assessed Value	\$85546

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 2/9/2023 06:51 AM

York County GIS Property Report

Acc #: 251431

No Property Address Found



Property Data

Parcel Number: 6030201007
PIN: 6030201007
Lot: Parcel 2
Deeded Acres: 29.608
GIS Acres: 29.61
Deed Book / Page: 2005 / 361
3
Sold Date: 3/17/2022
Sold Price: 5
Grantor:
Plat Book / Page: 169 / 27

Legal Description

PARCEL# 2 (29.608AC) E ROBERTSON
RD

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 RESTORATION AND
REDEVELOPMENT SOLUTIONS LLC
CUSTODIAL TRUSTEE

Name Line 2

Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 205 ATH AVE

Addr Line 2

Apt

City MT PLEASANT

State SC

Zip 29464

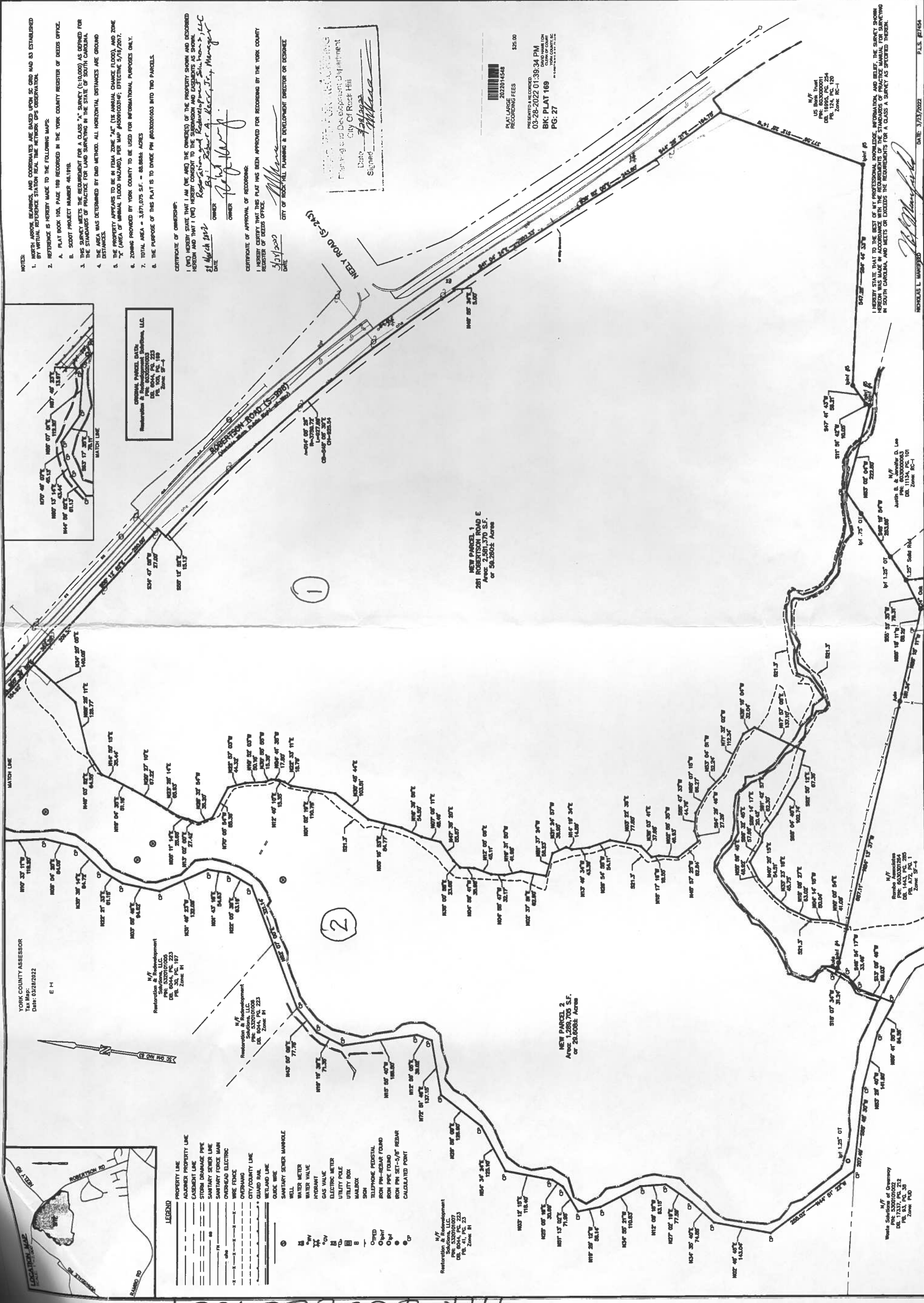
Country US

Values

Market Land Value	\$15000
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$15000
Total Taxable Value	\$15000
Total Assessed Value	\$900

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Report Generated: 2/9/2023 06:52 AM



TAX 6030201007

York County GIS Property Report

Acc #: 110153
2324 VERNSDALE RD

TRACT 3



Property Data

Parcel Number: 5320101005
PIN: 5320101005
Lot:
Deeded Acres: 18
GIS Acres: 15.87
Deed Book / Page: 2005 / 361
3
Sold Date: 3/17/2022
Sold Price: 5

Grantor:

Plat Book / Page: 30 / 197

Legal Description

HWY 998 PROPERTY CONTAMINATED
REMOVED VALUE UNTIL CLEANED UP

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 RESTORATION AND
REDEVELOPMENT SOLUTIONS LLC
CUSTODIAL TRUSTEE

Name Line 2

Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 205 ATH AVE
Addr Line 2
Apt
City MT PLEASANT
State SC
Zip 29464
Country US

Values

Market Land Value	\$206820
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$206820
Total Taxable Value	\$206820
Total Assessed Value	\$0

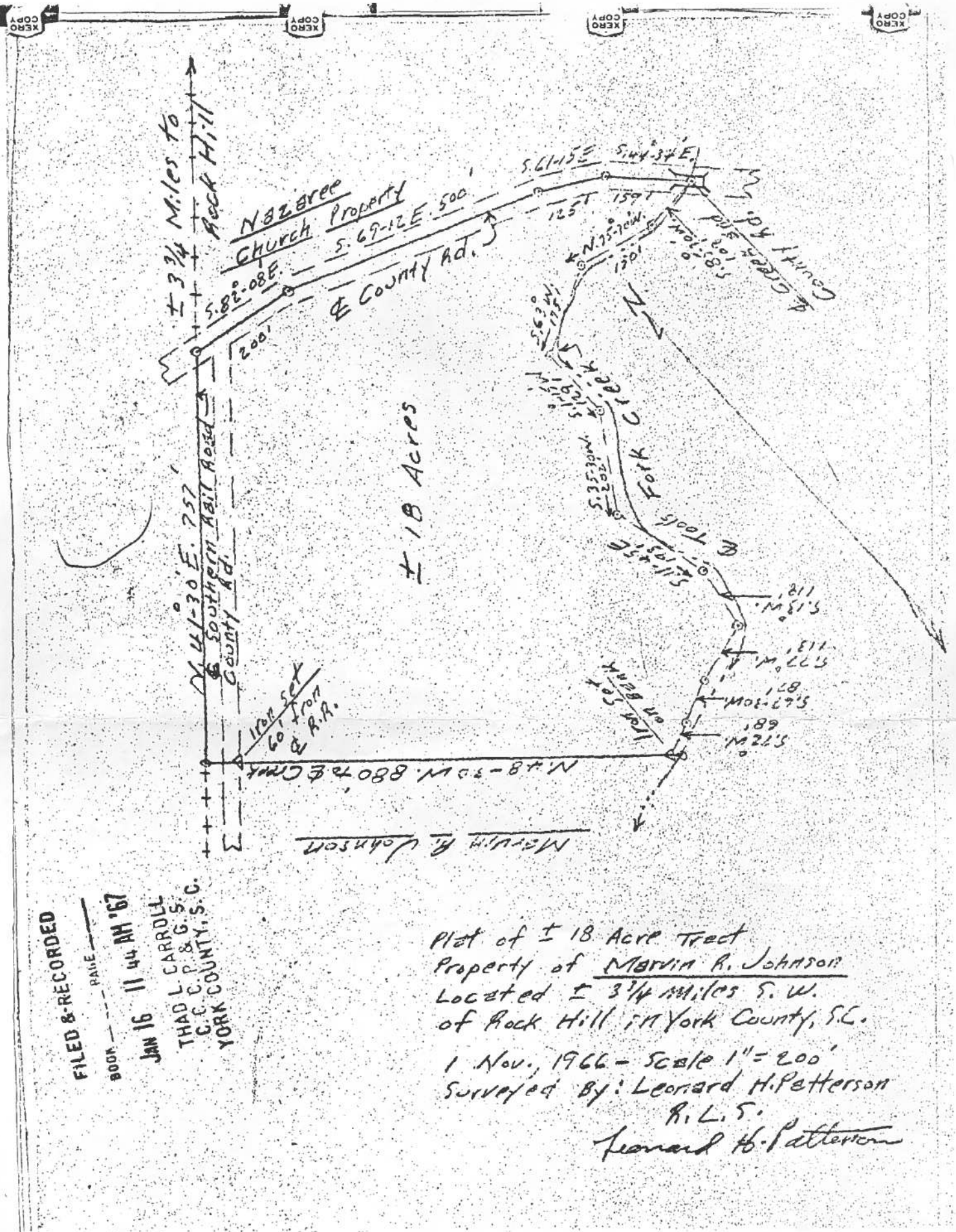
Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 2/9/2023 06:54 AM

TAX ID 5320101005

TRAC 3

PB 30
P. 197



York County GIS Property Report

Acc #: 110157
128 ROBERTSON RD E

TRACT 4



Property Data

Parcel Number: 5320101009
PIN: 5320101009
Lot:
Deeded Acres: 3.022
GIS Acres: 7.13
Deed Book / Page: 7381 / 70
Sold Date: 9/2/2005
Sold Price: 5
Grantor:
Plat Book / Page: /

Legal Description

(9 ACRES)

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 CHURCH NAZARENE BAPTIST OF
ROCK HILL INC

Name Line 2

Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 128 E ROBERTSON RD

Addr Line 2

Apt

City ROCK HILL

State SC

Zip 29730

Country

Values

Market Land Value	\$104150
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$104150
Total Taxable Value	\$104150
Total Assessed Value	\$0

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 2/9/2023 06:55 AM

~~532-01-01-009~~
532-01-01-009

DB 7381

P. 70

TRA 4

EXHIBIT "A"

All that certain piece, parcel or lot of land with the improvements thereon, situate, lying and being in the County of York, State of South Carolina, being designated as 7.96 acres more or less as shown on a plat prepared by Bradford M. Hicks, dated October 30, 1975, and recorded in the Office of the Register of Deeds for York County, in Plat Book 49, at Page 165, and being more particularly shown and designated as 6.40 acres more or less on a plat prepared for Nazareth Baptist Church, by J.S. Fisher, RLS, dated April 23, 1988, recorded in the Office of the Register of Deeds for York County in Plat Book 93, at Page 82, reference being made to said latter plat, which plat is incorporated herein by reference, for a more complete and accurate description, be all measurements a little more or less.

TMS# 532-01-01-009

This being the property conveyed to grantor(s) herein by Deed of Rock Hill School District No.3, dated April 7, 1976 and recorded in the Office of the RMC for York County in Record Book 529, Page 365. Also the property conveyed to mortgagor(s) herein by Deed of W.L. Roddy, dated June 10, 1902 and recorded in the Office of the RMC for York County in Record Book 23, Page 60.

AND ALSO:

All that certain piece, parcel or tract of land lying, being and situate on the northern side of Ogden Road in Bethesda Township, York County, South Carolina and being designated as 159.84 acres, more or less and more particularly shown and described on Plat of Property surveyed for Daniel Dean Boyd, prepared by William Thomas Stanford, Jr., dated March 2, 2000 and recorded in the Office of the RMC for York County in Plat Book B308, at Page 1; reference being made to said plat, which plat is incorporated herein by reference for a more complete and accurate description, be all measurements a little more or less.

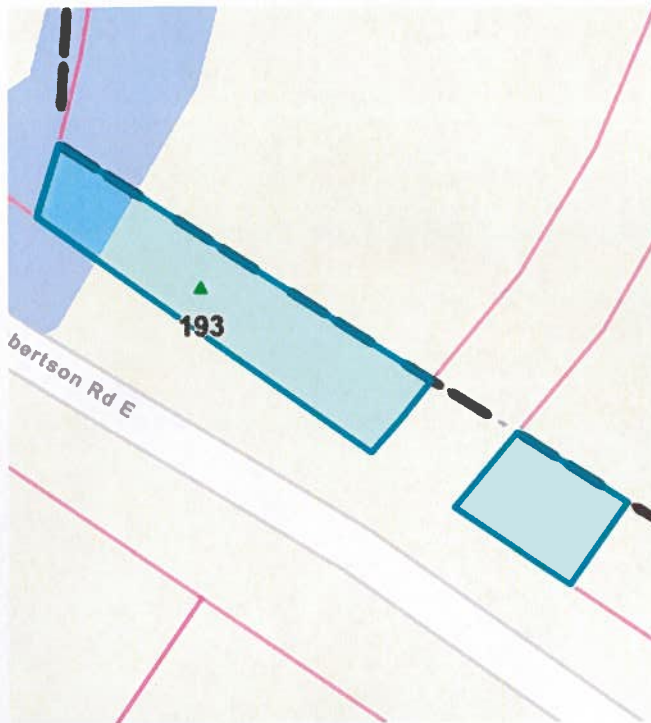
TMS# 532-00-00-005

This being the property conveyed to grantor(s) herein by Deed of D. Dean Boyd, dated January 22, 2001 and recorded in the Office of the RMC for York County in Record Book 3423, Page 106.

BK 07381 PG 0073

York County GIS Property Report

Acc #: 110223
193 ROBERTSON RD E



Property Data

Parcel Number: 5320101075
PIN: 5320101075
Lot:
Deeded Acres: 0.1166
GIS Acres: 0.12
Deed Book / Page: 724 / 234
Sold Date: 10/11/1983
Sold Price: 500
Grantor:
Plat Book / Page: 72 / 358

Legal Description

ROBERTSON RD RDI RW

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 CITY OF ROCK HILL
Name Line 2
Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 PO BOX 11706
Addr Line 2
Apt
City ROCK HILL
State SC
Zip 29730
Country

Values

Market Land Value	\$28000
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$28000
Total Taxable Value	\$28000
Total Assessed Value	\$0

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Report Generated: 2/9/2023 06:56 AM

TRACT 5

532-01-01-075
DB 724
P 234

THE STATE OF SOUTH CAROLINA,
YORK COUNTY

TITLE TO REAL ESTATE,
SPENCER & SPENCER, P. A.
ATTORNEYS AND COUNSELLORS AT LAW

RECORDED
YORK COUNTY

TAX ASSESSOR'S OFFICE

DATE 10-11-93

TAX MAP NO. 609-53

INITIALS Robert J. Hager

FILED-RECEIVED
BOOK 724 PAGE 234
OCT 10 11 23 AM '93
M.H. CARROLL JR.
C.C.P. & S.S.
YORK COUNTY, S.C.

KNOW ALL MEN BY THESE PRESENTS, That

Dorothy M. Perrill and Lena Reid M. Dunlap, both of York County,

in the State aforesaid, for and in consideration of the sum of
Five hundred and no/100 (500.00)

Dollars,

to us in hand paid at and before the sealing of these presents, by
The City of Rock Hill, a municipal corporation, #155 Johnston Street, in the
County of York (P. O. Box 11706, Rock Hill, S. C. 29730)

in the State aforesaid

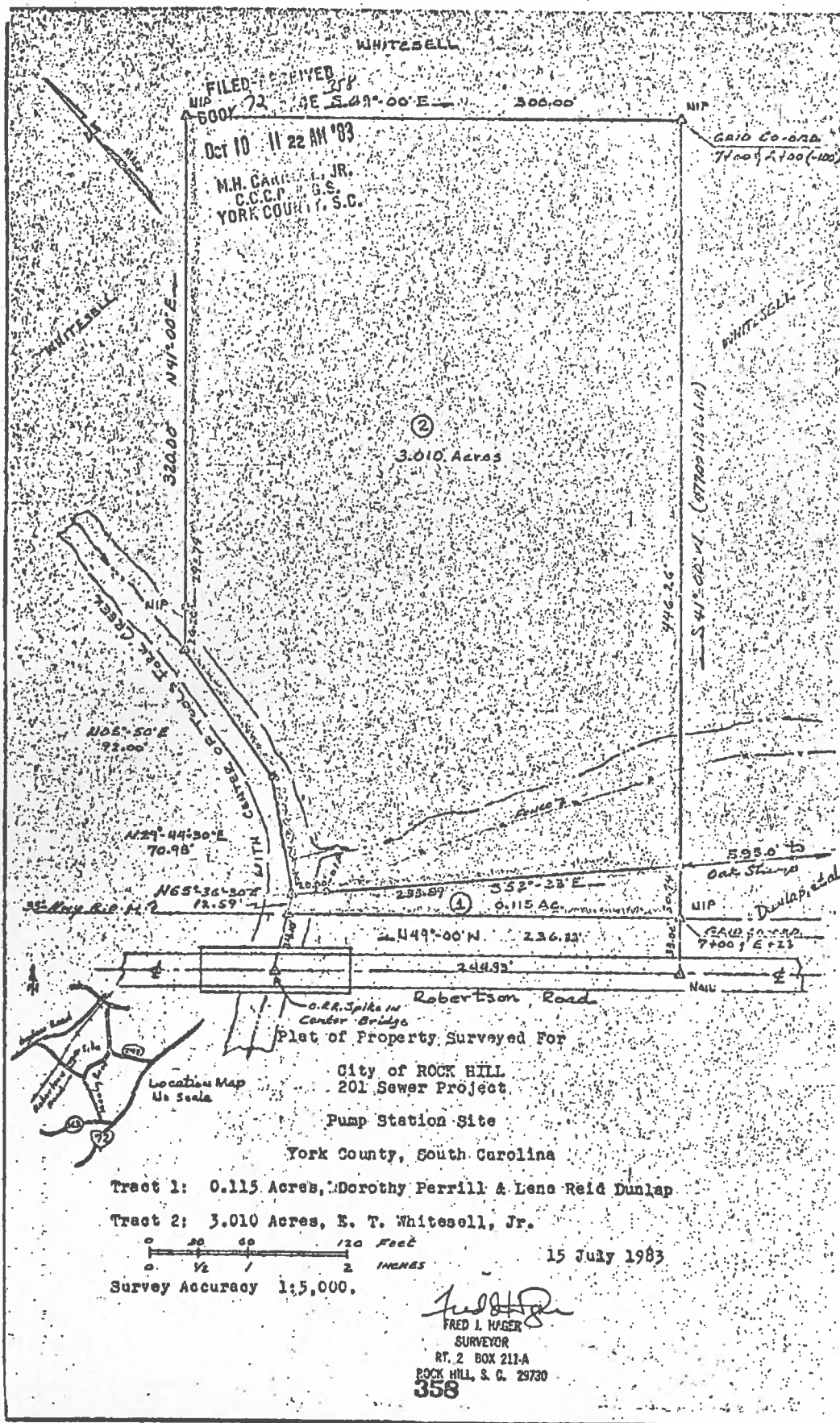
(the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these

Presents do grant, bargain, sell and release unto the said City of Rock Hill, its successors and
assigns, the following described real estate, to wit:

All that certain piece, parcel or strip of land lying, being and situate in
Bethesda Township, York County, South Carolina, on the North side of S. C. Highway #998,
Robertson Road, a short distance West from its intersection with S. C. Highway #243,
Neely Road, and being more particularly described as follows: Beginning at a point on
the Northeastern edge of 66 foot right of way for Robertson Road, S. C. Highway #998,
and center line of Tool's Fork Creek, 34.10 feet Northeast along the center line of such
creek from railroad spike in center of bridge in center line of highway, and running
thence with center line of Tool's Fork Creek (along offset survey line running
N. 55 36 30 E. 12.59 feet) to a point joint corner of Tracts 1 and 2 upon the plat
below mentioned; thence with the dividing line between Tracts 1 and 2 (crossing an
iron 20 feet from the center line of creek) S. 53 33 E. 233.89 feet to an iron; thence
with new division line through property of Perrill and Dunlap S. 41 W. 30.74 feet to
an iron on the Northeastern edge of right of way of Robertson Road; thence with said
road N. 49 W. 236.33 feet to the beginning; containing 0.115 acre, more or less, and
being designated as Tract #1 upon a plat entitled "Plat of Property Surveyed for City
of Rock Hill, 201 Sewer Project, Pump Station Site, by Fred J. Hager, R.L.S., dated
July 15, 1983, recorded in Plat Book 72, page 358.

DERIVATION: The above premises are a portion of the property acquired by Dorothy M.
Perrill and Lena Reid M. Dunlap under the Will of Lena S. Miller, who died testate a
resident of York County, S. C., August 7, 1973, Probate Court for York County, S. C.,
Case 679, File 17481, Will Book R, page 33.

532-01-01-075.

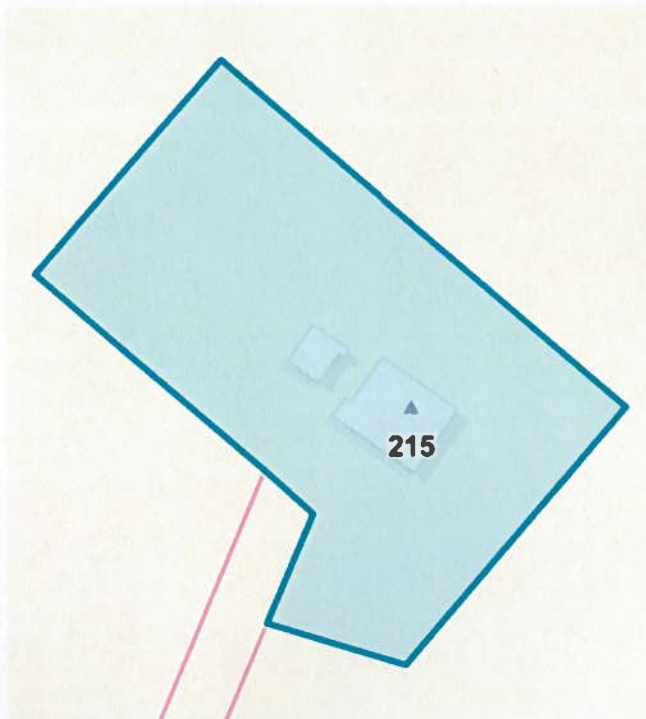


TRACT 6

York County GIS Property Report

Acc #: 16606

No Property Address Found



Property Data

Parcel Number: 6030000056
PIN: 6030000056
Lot:
Deeded Acres: 1.025
GIS Acres: 1
Deed Book / Page: 1272 / 64
7
Sold Date: 7/10/2012
Sold Price: 1
Grantor:
Plat Book / Page: 74 / 68

Legal Description

1.03AC/PUMP STATION/ROBERTSON
RD

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 CITY OF ROCK HILL

Name Line 2

Name Line 3

Tax Districts

School District: 3

Municipal District:

Fire District: OK-I

Mailing Address

Addr Line 1 PO BOX 11706

Addr Line 2

Apt

City ROCK HILL

State SC

Zip 29730

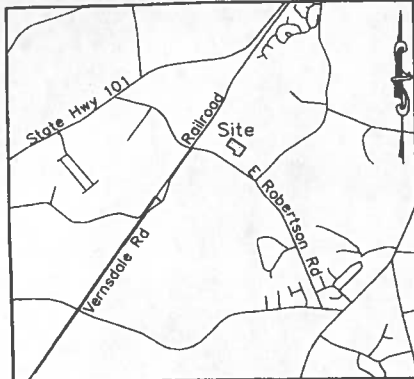
Country

Values

Market Land Value	\$12240
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$12240
Total Taxable Value	\$12240
Total Assessed Value	\$0

Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 2/9/2023 09:21 AM



Vicinity Map - Not to Scale
Legend

- EIP Existing Iron Pin
- IPS Iron Pin Set (#5 Rebar)
- CM Concrete Monument
- PT Calculated Point
- EOP Edge of Pavement
- R/W Right-of-Way
- N/F Now or Formerly
- CGF Combined Grid Factor

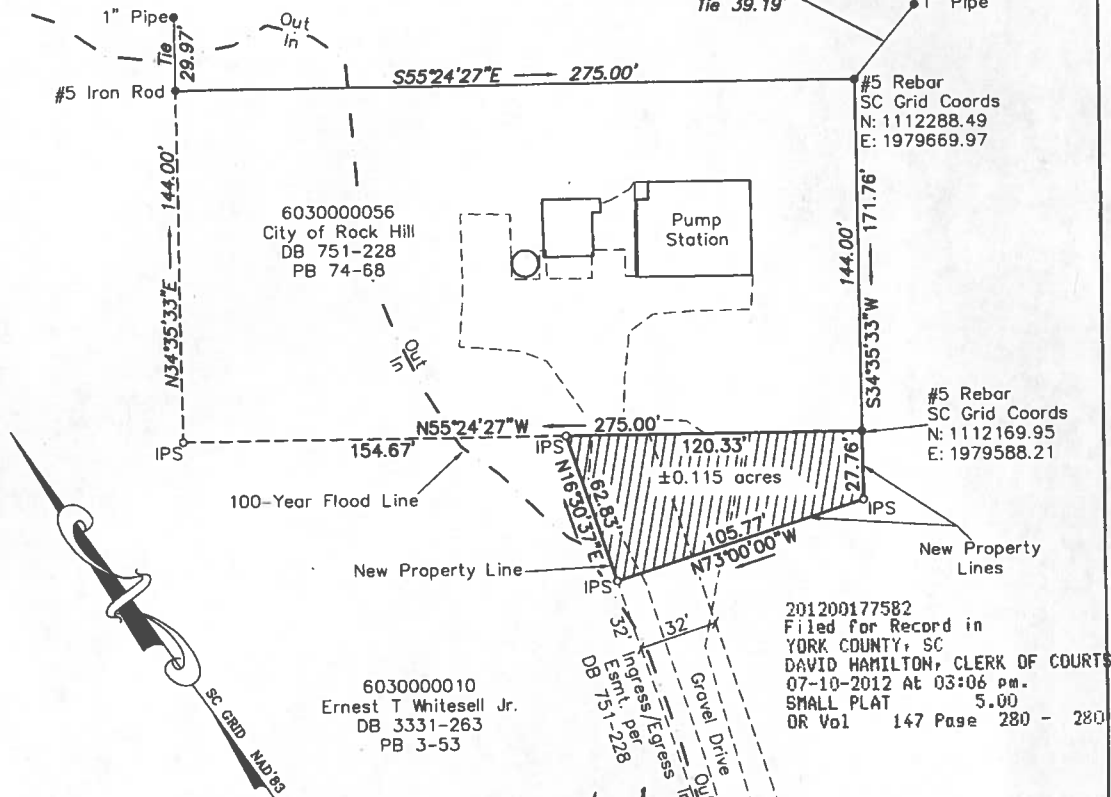
Notes:

1. Tax Parcel ID(s) - 6030000056, 6030000010
2. All bearings are SC Grid bearings.
3. All distances are shown horizontal.
4. Grid distance = Horizontal distance x CGF (1.00000021)
5. Area: ±0.115 acres
6. Areas have been determined by coordinate computation.
7. Iron pins (#5 Rebar) or other monumentation (as shown) found or set at all property corners.
8. Zoning - RD-1
9. This property is located in a special Flood Hazard Area as determined by FEMA and the State of South Carolina. Reference FIRM Panel Number: 45091C0314E Dated: September 26, 2008
10. This survey was performed without benefit of a Title Commitment Report. LDSI, Inc. does not claim that all matters of record which may affect the subject property are shown hereon.
11. The South Carolina Grid Coordinates shown on this map were derived by real-time kinematic GPS observations using Trimble RB Receivers and processed using South Carolina Geodetic Survey Virtual Reference System.

PLAT RECOMBINATION APPROVED

This plat is approved for recording in the office
of the Clerk of Court of York County, South
Carolina, Subdivision and Zoning Code of York
County, Section 155.428, Subdivision #

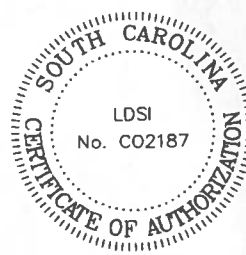
COMMISSION AGENT EM/CKK DATE 11/9/12



General Property Surveys

"I hereby state that to the best of my professional 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."

David B. Boyles
S.C. REG. NO. 22366



LDSI

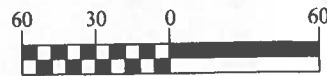
Phone: (704) 337-8329
Fax: (704) 376-2448
508 West 5th St., Suite 125
Charlotte, NC 28202
License No.: C-1925

Boundary Survey

214 Robertson Rd E.

York County, South Carolina

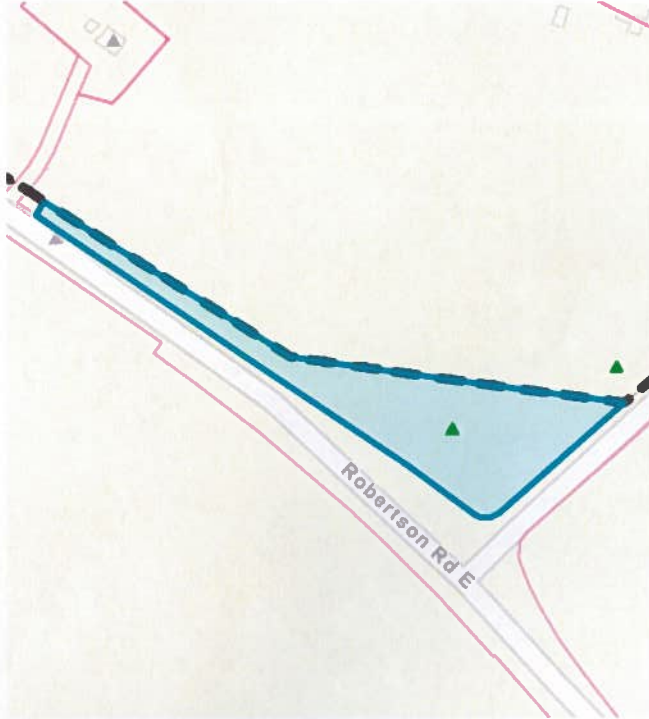
Current Owner: Ernest T. Whitesell, Jr.
Deed References: DB 751-228, PB 74-68; DB 3331-263, PB 3-53



TRACT 7

York County GIS Property Report

Acc #: 16656
291 ROBERTSON RD E



Property Data

Parcel Number: 6030201005
PIN: 6030201005
Lot:
Deeded Acres: 4.89
GIS Acres: 3.14
Deed Book / Page: 7296 / 47
Sold Date: 8/3/2005
Sold Price: 189000
Grantor:
Plat Book / Page: D15 / 2

Legal Description

4.75 AC ROBERTSON & NEELY RD

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 ROCK HILL SCHOOL DISTRICT #3
Name Line 2
Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 PO BOX 10072
Addr Line 2
Apt
City ROCK HILL
State SC
Zip 29731-0072
Country

Values

Market Land Value	\$55580
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$55580
Total Taxable Value	\$55580
Total Assessed Value	\$0

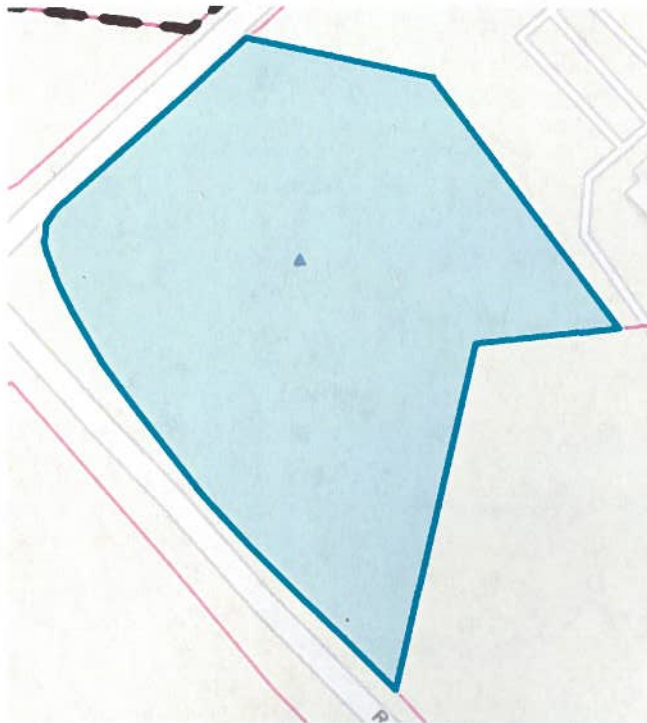
Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 2/9/2023 06:58 AM

York County GIS Property Report

TRACT 8

Acc #: 16657
347 ROBERTSON RD E



Property Data

Parcel Number: 6030201006
PIN: 6030201006
Lot:
Deeded Acres: 10.32
GIS Acres: 9.65
Deed Book / Page: 7296 / 47
Sold Date: 8/3/2005
Sold Price: 189000
Grantor:
Plat Book / Page: D15 / 1

Legal Description

ROBERTSON & NEELY RD 10.32 AC
LESS .371 AC TO YORK COUNTY

Subdivision

No Subdivision Found

Primary Contact (Owner)

Name Line 1 ROCK HILL SCHOOL DISTRICT #3
Name Line 2
Name Line 3

Tax Districts

School District: 3
Municipal District: RH
Fire District:

Mailing Address

Addr Line 1 PO BOX 10072
Addr Line 2
Apt
City ROCK HILL
State SC
Zip 29731-0072
Country

Values

Market Land Value	\$114990
Market Imp Value	\$0
Market Misc Value	\$0
Total Market Value	\$114990
Total Taxable Value	\$114990
Total Assessed Value	\$0

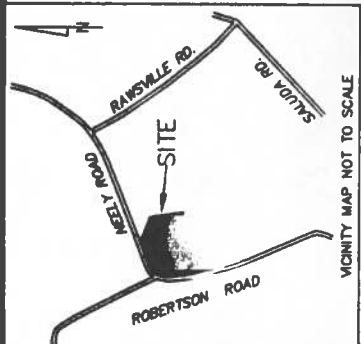
Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, York County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

Report Generated: 1/24/2023 07:11 AM

PB DIS p.1

603-02-01-006

TRACT P



RESTORATION & REDEVELOPMENT
SOLUTIONS, LLC
DEED: BOOK 6044 PG 223
PLAT: BOOK 105 PG 169

NEELY ROAD
(66' R/W)

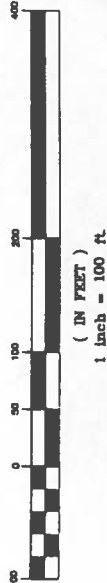
TOTAL AREA = ± 449,770 SQ.FT. OR ± 10.32 ACRES
AREA IN R/W = ± 43,250 SQ.FT. OR ± 0.99 ACRE
NET AREA = ± 406,520 SQ.FT. OR ± 9.33 ACRES

N: 1,111,215.07
E: 1,980,381.47

RESTORATION & REDEVELOPMENT
SOLUTIONS, LLC
DEED: BOOK 6044 PG 223
PLAT: BOOK 105 PG 169

ROBERTSON ROAD
(66' R/W)

GRAPHIC SCALE



LINE TABLE		
LINE	LENGTH	BEARING
L1	213.03	N43°03'50"W
L2	31.84	N45°07'47"W
L3	99.96	N41°07'03"W
L4	100.06	N38°39'29"W
L5	100.34	N36°25'30"W
L6	100.15	N34°31'45"W
L7	99.91	N29°21'32"W
L8	100.10	N24°19'05"W
L9	21.71	N24°26'49"W
L10	21.24	N04°30'25"E
L11	29.03	N04°30'45"E
L12	50.22	N33°06'54"E
L13	74.05	N47°38'39"E
L14	99.98	N48°53'22"E
L15	190.99	N48°18'21"E

CERTIFICATION

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 Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

John M. Story
John M. Story
Professional Land Surveyor 19020



DRAWN BY:	C.R.B.
CHECKED BY:	J.M.S.
FIELD BOOK:	NC-061
R.L.S. NO.:	19020

6/14/2005

DATE:	FEBRUARY 17, 2005
SCALE:	1"=100'
PROJECT NO.:	5320-003-N1
DRAWING NO.:	NC-155-05-C

Donaldson
Garrett
&
Associates, Inc.
500 EAST CHARLOTTE STREET, SUITE 103
CHARLOTTE, NC 28202-2608
(704) 374-1800 Fax (704) 374-1808

LEGEND

PROPERTY LINE	---
UTILITY POLE/GUY WIRE	—P—
OVERHEAD POWER	—OHP—
EXISTING WATER LINE	—W—
EXISTING GAS LINE	—G—
UNDERGROUND POWER	—UGP—
SANITARY SEWER	—SS—
ROAD RIGHT OF WAY	---R/W---
MAGNETIC NAIL SET	○MNS
MANHOLE	●
WATER VALVE	▽
IRON PIN SET (1/2" REBAR)	○IPS
GAS VALVE	000248850 BK: D-15 Pg: 1 08/03/2005 04:17:04 PM David Hamilton, Clerk of Court York County, SC REC FEB10:00
FIRE HYDRANT	—

NOTES:

1. THE STREET ADDRESS OF THE PROPERTY SHOWN ON THIS SURVEY IS 347 ROBERTSON ROAD EAST, ROCK HILL, SC.
2. THE TAX PARCEL IDENTIFICATION NUMBER FOR THIS PROPERTY IS 6030201003.
3. THE AREA OF THE PROPERTY SURVEYED CONTAINS 449,770 SQUARE FEET OR 10.32 ACRES, MORE OR LESS.
4. THE AREA OF THE RIGHT OF WAY SHOWN ON THIS SURVEY CONTAINS 43,250 SQUARE FEET OR 0.99 ACRE.
5. THIS PROPERTY AREA WAS DETERMINED BY THE COORDINATE COMPUTATION METHOD.
6. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
7. THE CURRENT ZONING OF THIS PROPERTY IS RG-1(A).
8. ANY UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. BEFORE BEGINNING ANY CONSTRUCTION OR BORINGS, CONTACT THE UTILITIES PROTECTION CENTER AT 1-800-632-4949.
9. ALL CORNERS NOT LABELED ARE TO BE CONSIDERED POINTS.
10. THE PROPERTY SHOWN HEREON HAS ACCESS TO ROBERTSON ROAD AND NEELY ROAD, WHICH ARE PUBLIC STREETS.
11. THIS SURVEY IS REFERENCED TO DEED BOOK 6044, PAGE 223 AND MAP BOOK 105, PAGE 169, YORK COUNTY REGISTRY OF DEEDS.
12. THE REFERENCE BEARING FOR THIS DRAWING IS BASED UPON THE SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM.

BOUNDARY SURVEY

ms
6-2005

ROCK HILL SCHOOL DISTRICT # 3

BOUNDARY SURVEY

FOR:

DATE:	FEBRUARY 17, 2005
SCALE:	1"=100'
PROJECT NO.:	5320-003-N1
DRAWING NO.:	NC-155-05-C

Donaldson
Garrett
&
Associates, Inc.
500 EAST CHARLOTTE STREET, SUITE 103
CHARLOTTE, NC 28202-2608
(704) 374-1800 Fax (704) 374-1808