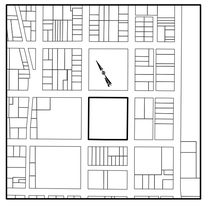
Exhibit A - Site Survey



VICINITY MAP
(NOT TO SCALE)

VESTED LEGAL DESCRIPTION

ALL THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF GEORGETOWN, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED ON A PLAT OF A SUBDIVISION MADE BY S.M. GLADSTONE DATED JANUARY, 1950, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GEORGETOWN COUNTY IN PLAT BOOK G, AT PAGE 60, AS LOTS A, B, C, D, E, F, G, AND H, TOGETHER WITH ALL IMPROVEMENTS SITUATE THEREON, WHICH SAID LOTS TAKEN TOGETHER BUTT AND BOUND AS FOLLOWS: NORTHEAST ON GILBERT STREET, SOUTHEAST ON HAZARD STREET; SOUTHWEST ON BUTTS STREET; NORTHWEST ON LOTS 1 AND 6, AS SHOWN ON SAID PLAT. ALL OF WHICH WILL MORE FULLY AND AT LARGE APPEAR BY REFERENCE TO SAID PLAT WHICH IS HEREBY MADE PRO TANTO A PART AND PARCEL HEREOF.

ALSO: THOSE CERTAIN PIECES, PARCELS OR LOTS OF LAND SITUATE, LYING AND BEING IN THE CITY AND COUNTY OF GEORGETOWN, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED ON A PLAT OF A SUBDIVISION MADE BY S.M. GLADSTONE, DATED JANUARY, 1950, AND RECORDED IN THE OFFICE OF THE CLERK OF COURT FOR GEORGETOWN COUNTY IN PLAT BOOK G, AT PAGE 60, AS LOTS N, O, P, Q, R, S, T, AND U, TOGETHER WITH ALL IMPROVEMENTS SITUATE THEREON, WHICH SAID LOTS TAKEN TOGETHER BUTT AND BOUND AS FOLLOWS: SOUTHEAST ON LOTS 3 AND 4, AS SHOWN ON SAID PLAT; SOUTHWEST ON BUTTS STREET; NORTHWEST ON KAMINSKI STREET; NORTHEAST ON GILBERT STREET. ALL OF WHICH WILL MORE FULLY AND AT LARGE APPEAR BY REFERENCE TO SAID PLAT WHICH IS HEREBY MADE PRO TANTO A PART AND PARCEL HEREOF.

SURVEYED LEGAL DESCRIPTION

ALL AND SINGULAR, THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, WITH ANY IMPROVEMENTS THEREON, SITUATE, LYING, AND BEING IN CITY OF GEORGETOWN, GEORGETOWN COUNTY, SOUTH CAROLINA, BEING BOUND ON THE NORTH BY GILBERT STREET (75' PUBLIC R/W), ON THE EAST BY SOUTH HAZARD STREET (75' PUBLIC R/W), ON THE SOUTH BY BUTTS STREET (75' PUBLIC R/W), ON THE WEST BY SOUTH KAMINSKI STREET (75' PUBLIC R/W) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR FOUND LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF GILBERT STREET (75' PUBLIC R/W) AND SOUTH HAZARD STREET (75' PUBLIC R/W), THENCE ALONG SOUTH HAZARD STREET, A BEARING OF S 31°17'19" W, A DISTANCE OF 435.17 FEET TO A 3/4" IRON PIPE FOUND LOCATED AT THE NORTHWEST CORNER OF SOUTH HAZARD STREET AND BUTTS STREET (75' PUBLIC R/W), THENCE ALONG BUTT STREET, A BEARING OF N 58°24'58" W, A DISTANCE OF 399.36 FEET TO A 1" IRON PIPE FOUND LOCATED AT THE INTERSECTION OF BUTTS STREET AND SOUTH KAMINSKI STREET (75' PUBLIC R/W), THENCE ALONG SOUTH KAMINSKI STREET, A BEARING OF N 31°21'33" E, A DISTANCE OF 434.03 FEET TO A 1" IRON PIPE FOUND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH KAMINSKI STREET AND GILBERT STREET (75' PUBLIC R/W), THENCE ALONG GILBERT STREET (75' PUBLIC R/W), A BEARING OF S 58°34'50" E, A DISTANCE OF 398.82 FEET TO A 5/8" REBAR FOUND AND POINT OF BEGINNING AND CONTAINING 3.98 ACRES± (173,444 SQUARE FEET±).

REFERENCE MAPS:

1) "MAP SHOWING THE PROPERTY IN THE CITY OF GEORGETOWN OWNED BY GEORGETOWN STEEL CORPORATION" DATED SEPTEMBER 2, 1987 BY SAMUEL M. HARPER, PLS AND RECORDED IN P.B. 9, PG. 133, GEORGETOWN COUNTY REGISTER OF DEEDS OFFICE.
2) "BOUNDARY SURVEY OF A PORTION OF THE LANDS OF GEORGETOWN STEEL COMPANY, LLC FOR GEORGETOWN STEEL COMPANY, LLC, LAWYERS TITLE INSURANCE CORPORATION AND CIT GROUP/BUSINESS CREDIT, INC." DATED JULY 5, 2002 BY SURVEY TECHNOLOGY, INC. AND RECORDED IN P.S. 432, PG. 8, GEORGETOWN COUONTY REGISTER OF DEEDS.

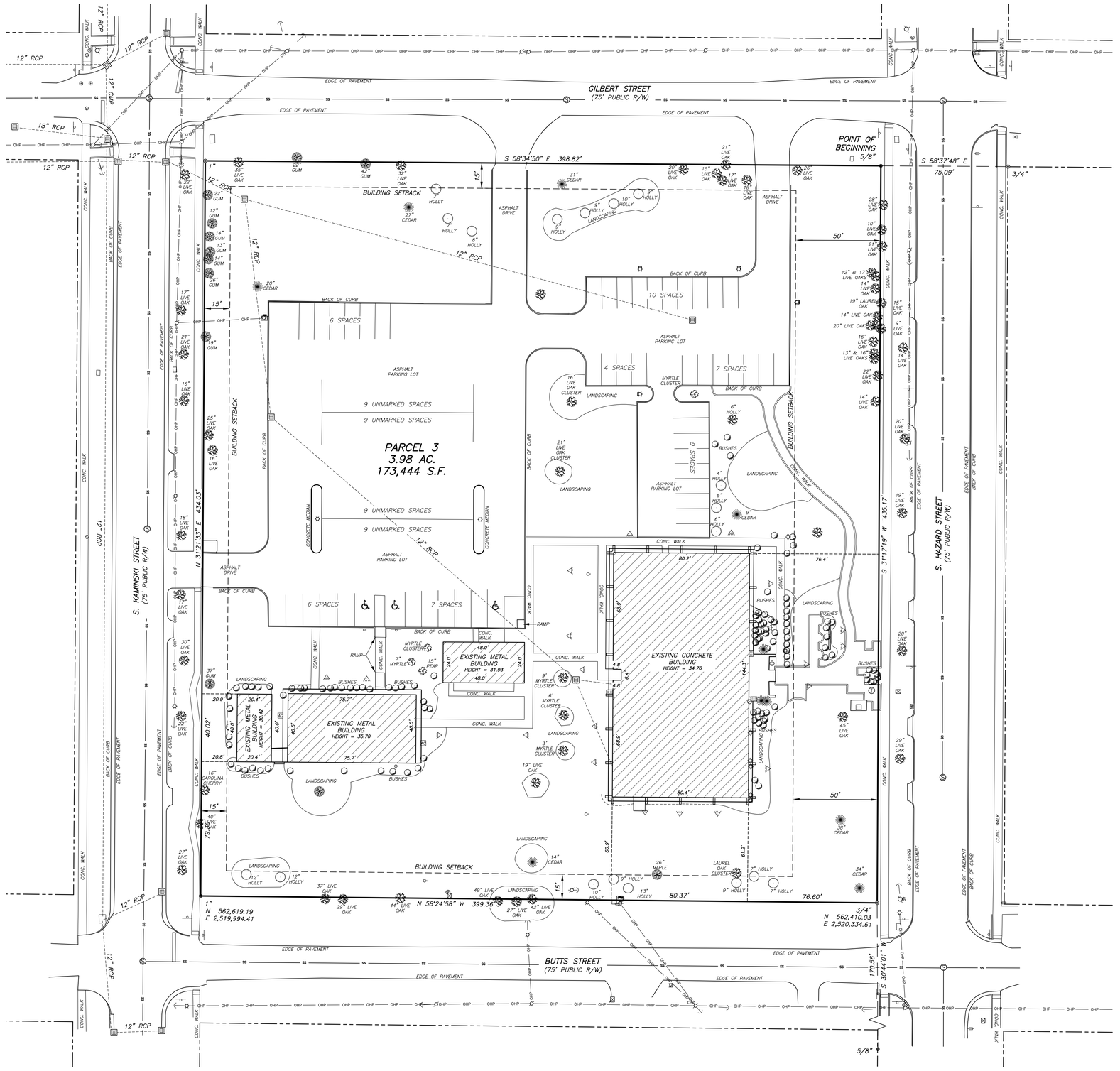
NOTES:

1) TAX MAP NO.: 05-0025-025-00-00.
2) ACCORDING TO F.I.R.M. MAP NO. 45043C, PANEL 0485G, REVISED 5/9/23, IT IS MY OPINION THAT THE PROPERTY SHOWN ON THIS PLAT IS LOCATED IN FLOOD HAZARD ZONE X.
3) ALL BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM (NAD83). DISTANCES SHOWN ARE GROUND DISTANCES, NOT GRID DISTANCES.
4) THIS SURVEY IS VALID ONLY IF THE PRINT OF SAME HAS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL OF THE LAND SURVEYOR.
5) A TITLE SEARCH WAS NOT PERFORMED BY G3 ENGINEERING & SURVEYING, LLC AT THE TIME OF THIS SURVEY.
6) THE PROPERTY PLATTED HEREON IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
7) DEED REFERENCE: D.B. 1526, PG. 143.
8) PLAT REFERENCE: P.B. 9, PG. 133.
9) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AN ELEMENT OF THIS SURVEY. NO STATEMENT IS MADE REGARDING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTINGENCIES THAT MAY AFFECT THE USE OF THIS PROPERTY.
10) THERE ARE NO HORIZONTAL CONTROL MONUMENTS ON THE UNITED STATES FOR STATE AGENCY SURVEY SYSTEMS LOCATED WITHIN 2000 FEET OF THE SUBJECT PROPERTY.
11) CURRENT OWNER: LIBERTY STEEL GEORGETOWN, INC.
    ADDRESS: 420 SOUTH HAZARD ST.
    GEORGETOWN, SC 29440
12) CURRENT ZONING: GENERAL COMMERCIAL
13) BUILDING SETBACKS: 50' FRONT, 10' SIDE, 10' REAR, 15' PRINCIPAL STREET SIDE ON CORNER
    MAXIMUM BUILDING HEIGHT: 35'
14) PARKING SPACES ACTUAL: 48 MARKED AND 36 UNMARKED
    STANDARD PARKING: 81
    HANDICAP COMPLIANT: 3
    GARAGE PARKING: 0
15) PROPERTY ADDRESS; 420 SOUTH HAZARD STREET
    GEORGETOWN, SC 29440
16) NO PARTY OR COMMON WALLS WERE OBSERVED ALONG THE PROPERTY LINES.
17) NO OBSERVED EVIDENCE OF RECENT EARTH MOVING OR CONSTRUCTION.
18) NO OBSERVED OR PROPOSED CHANGES WITHIN THE STREET RIGHTS-OF-WAY.
19) NO ENCROACHMENT OR PROJECTIONS WERE OBSERVED.
20) THE PROPERTY HAS ACCESS TO SOUTH KAMINSKI STREET (75' PUBLIC R/W), GILBERT STREET (75' PUBLIC R/W), SOUTH HAZARD STREET (75' PUBLIC R/W) AND BUTTS STREET (75' PUBLIC R/W).

TITLE EXCEPTIONS FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:
FILE NO.: 23-00098 COGLS
COMMITMENT DATE: JUNE 8, 2023 AT 8:30 a.m.
SCHEDULE B – SECTION II

9. UTILITY POLES, POWER LINES, NOTES, AND OTHER MATTERS SHOWN ON THAT CERTAIN "BOUNDARY SURVEY OF A PORTION OF THE LANDS OF GEORGETOWN STEEL COMPANY, LLC FOR GEORGETOWN STEEL COMPANY, LLC" PREPARED BY SURVEY TECHNOLOGY, INC., DATED JULY 5, 2002, AND RECORDED JULY 12, 2002, IN THE OFFICE OF THE REGISTER OF DEEDS FOR GEORGETOWN COUNTY IN PLAT SLIDE 432 AT PAGE 8, UTILITY POLES AND POWER LINES DO AFFECT THE SUBJECT PROPERTY AS SHOWN, FLOOD ZONE NOTE DOES NOT AFFECT THE PROPERTY. FEMA FLOOD ZONE MAPS WERE UPDATED ON 5/9/23.

THIS PLAT AND ALL REPRODUCIBLE COPIES OF THIS PLAT ARE THE PROPERTY OF G3 ENGINEERING & SURVEYING, LLC. REPRODUCTION OF THIS PLAT IS NOT PERMITTED WITHOUT WRITTEN CONSENT OF G3 ENGINEERING & SURVEYING, LLC UNLESS THIS PLAT IS A MATTER OF PUBLIC RECORD. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.



TO CITY OF GEORGETOWN AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDED ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 7, 2023. DATE OF PLAT OR MAP: JULY 20, 2023.

KENNETH R. CRAWFORD
SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 21227

SOUTH CAROLINA
G3 ENGINEERING & SURVEYING LLC
No. 4357
CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA
PROFESSIONAL
No. 21227
LAND SURVEYOR
KENNETH R. CRAWFORD

GRID NORTH

LEGEND

- BUSH
- CLEAN OUT
- CABLE BOX
- ELECTRIC BOX
- FLOOD LIGHT
- GRATE INLET
- GAS VALVE
- GUY WIRE
- IRRIGATION CONTROL VALVE
- IRON PIPE FOUND
- IRON PIPE SET
- IRON REBAR FOUND
- IRON REBAR SET
- UNDERGROUND UTILITY LINE MARKER
- LIGHT POLE
- MAIL BOX
- POWER POLE
- STORM DRAINAGE MANHOLE
- SPRINKLER HEAD
- SIGN
- SANITARY MANHOLE
- TELEPHONE BOX
- WATER METER
- WATER VALVE

ALTA/NSPS LAND TITLE SURVEY OF
PARCEL 3 OF LIBERTY STEEL GEORGETOWN, INC.
PREPARED FOR
CITY OF GEORGETOWN AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
CITY OF GEORGETOWN
GEORGETOWN COUNTY SOUTH CAROLINA

30 15 0 30 60

SURVEYED AND MAPPED BY

G3 ENGINEERING & SURVEYING
P.O. BOX 2666
PAWLEYS ISLAND, SC 29585
PHONE: 843.237.1001

SCALE	1" = 30'	DRAWN BY	JDW
FILE	S230071	REVIEWED BY	KRC
FIELD DATE	7/07/23	APPROVED BY	KRC
PLAT DATE	7/20/23	PARTY CHIEF	JY

FILE PATH: K:\S230071 – 420 SOUTH HAZARD STREET\DRAWINGS\ALTA