

7131-481, 493, 494, 498 Town Center Place, N/E Fashion Drive, Columbia, Richland County, SC

Fee Parcel:

All those certain pieces, parcels or lots of land, with all improvements thereon, known as (a) Lots B-1 and B-2B as shown on that certain Bonded Subdivision Plat - Phase I, prepared for Village at Sandhill, LLC by Cox and Dinkins, Inc. dated July 31, 2003, last revised August 15, 2006, recorded in Record Book 1223 at Page 3557, and (b) Lots 7, 9 and 10 as shown on that certain Bonded Subdivision Plat - Phase 3, prepared for Village at Sandhill, LLC by Cox and Dinkins, Inc. dated August 15, 2006, last revised November 28, 2006, recorded in Record Book 1256 at Page 3821. All of the above lots are further shown on an ALTA/ACSM Land Title Survey prepared for Village at Sandhill, LLC by Cox and Dinkins, Inc. dated November 30, 2006, recorded in Record Book 1258 at Page 2936, and having such boundaries and measurements as shown thereon.

This being a portion of the property conveyed to Village at Sandhill, LLC by deed of Cole's Restaurant, Inc., Kahn Properties South, LLC and Kahn Family, LLC, recorded in the Office of the Register of Deeds for Richland County on July 16, 2003, in Book 821 at Page 3668.

TMS No.: 22900-02-38

Also Easement Parcel 1:

Together with non-exclusive easements as set forth in Easement Agreement between ParcOne Development Corporation, Cole's Restaurant, Inc., Kahn Properties South,

LLC and Kahn Family LLC dated November 7, 2002, recorded in Record Book 749 at Page 799; the interest of Cole's Restaurant, Inc., Kahn Properties South, LLC and Kahn Family LLC having been assigned to Village at Sandhill, LLC by Assignment of Rights under Easement Agreement dated July 14, 2003, recorded in Record Book 979 at Page 1227; as further amended by Amendment to Easement Agreement dated June 23, 2005, recorded in Record Book 1069 at Page 96.

Also Easement Parcel 2:

Together with non-exclusive easements as set forth in the Master Declaration of Covenants, Conditions and Restrictions for Village at Sandhill dated August 11, 2003, recorded in Record Book 849 at Page 1881, as modified by Amendment No. 1 to Master Declaration dated September 21, 2004, recorded in Record Book 980 at Page 169, and as modified by Amendment No. 2 to Master Declaration dated July 19, 2005, recorded in Record Book 1076 at Page 3193, and as modified by Amendment No. 3 to Master Declaration recorded in Record Book 1229 at Page 2557, and as modified by Amendment No. 4 to Master Declaration recorded in Record Book 1647 at Page 3407, and as modified by Amendment No. 5 to Master Declaration recorded in Record Book 1669 at Page 3673, and as modified by Amendment No. 6 to Master Declaration recorded in Record Book 1766 at Page 889, and as modified by Agreement for Termination of Class B Membership recorded in Record Book 1802 at Page 3741, and in the Declaration of Operation and Easement Agreement dated August 11, 2003, recorded in Record Book 849 at Page 1921, as modified by Amendment No. 1 to Declaration of Operation and Easement Agreement dated April 8, 2004, recorded in Record Book 923 at Page 3205, and as modified by Amendment No. 2 to Declaration of Operation and Easement Agreement dated May 3, 2005, recorded in Record Book 1051 at Page 316, and as modified by Amendment No. 3 to Declaration of Operation and Easement Agreement dated July 19, 2005, recorded in Record Book 1076 at Page 3169, and as modified by Amendment No. 4 to Declaration of Operation and Easement Agreement recorded in Record Book 1229 at Page 2541, and as modified by Amendment No. 5 to Declaration of Operation and Easement Agreement recorded in Record Book 1237 at Page 1593, and as modified by Amendment No. 6 to Declaration of Operation and Easement Agreement recorded in Record Book 1353 at Page 1695, and as modified by Amendment No. 7 to Declaration of Operation and Easement Agreement recorded in Record Book 1669 at Page 3737.

Also: Unit Nos. H101, H102, M101, M102, N101, N102, O101 and O102 in The Promenade at Sandhill Horizontal Property Regime located near the City of Columbia, County of Richland, State of South Carolina; a horizontal property regime established pursuant to the South Carolina Horizontal Property Act (Section 27-31-10, et seq., S. C. Code Ann. (1976), as amended, by Master Deed of The Promenade at Sandhill Horizontal Property Regime ("Master Deed") dated April 27, 2007, as amended, with appended By-Laws and Exhibits including plat and plot plans, which Master Deed, including the By-Laws and Exhibits, is recorded in the Office of the Register of Deeds for Richland County in Record Book 1316 at Page 1209. The Master Deed, ByLaws, plat and plot plans above mentioned, and the records thereof, are incorporated herein and by this reference made a part hereof.

TOGETHER WITH all rights under that certain Master Deed of The Promenade at Sandhill Horizontal Property Regime ("Master Deed") dated April 27, 2007, as

amended, with appended By-Laws and Exhibits including plat and plot plans, which Master Deed, including the By-Laws and Exhibits, is recorded in the Office of the Register of Deeds for Richland County in Record Book 1316 at Page 1209. The Master Deed, By-Laws, plat and plot plans above mentioned, and the records thereof, are incorporated herein and by this reference made a part hereof.

This being the same property conveyed to VAS Retail Condominium, LLC by deed of VAS Condominium, LLC, recorded in the Office of the Register of Deeds for Richland County on May 23, 2007 in Book 1316 at Page 1400.

TMS NO.

Unit H101	22982-01-01
Unit H102	22982-01-02
Unit M101	22982-04-01
Unit M102	22982-04-02
Unit O101	22982-07-01
Unit O102	22982-07-02
Unit N101	22982-11-01
Unit N102	22982-11-02

Also: Easement Parcel 3: Together with non-exclusive easements for ingress, egress and vehicular parking, pedestrian ingress, egress and access to and from vehicular parking, an exclusive easement to use the truck dock areas, and encroachment easements for balconies, bay windows, awnings, dumpster pads, eaves, or any other portions of buildings or improvements located in Buildings H, M, N and O, together with an easement for the use of all encroachment areas as set forth in the Declaration of Easements, Covenants and Conditions between Village at Sandhill, LLC and VAS Condominium, LLC dated April 27, 2007, recorded in Record Book 1316 at Page 1186.

Less and Excepting: The real property conveyed to Richland County pursuant to the following deeds: Deed for streets from the Village at Sandhill, LLC to Richland County, South Carolina dated June 16, 2014 and recorded in Book 1953 at page 185 and Deed for streets from the Village at Sandhill, LLC to Richland County, South Carolina dated June 16, 2014 and recorded in Book 1953 at page 190.

Also Less and Excepting: The right-of-way/conveyance to the City of Columbia by the Village at Sandhill, LLC as identified in the Partial Mortgage Release recorded in the Office of the Register of Deeds for Richland County on January 31, 2007 in Book 1277 at Page 3999.

Also Less and Excepting: All that certain piece, parcel, and lot of land lying, with all improvements thereon, known as Lot 10B as shown on that certain Bonded Subdivision Plat - Phase 3 prepared for Village at Sandhill, by Cox and Dinkins, Inc. dated August 15, 2006, last revised November 8, 2010, recorded in Book 1659 at Page 1424, and having such boundaries and measurements as shown thereon.

Also Less and Excepting: Unit Nos. below referenced in The Promenade at Sandhill Horizontal Property Regime located near the City of Columbia, County of Richland,

State of South Carolina, a horizontal property regime established pursuant to the South Carolina Horizontal Property Act (Section 27-31-10, et seq., S. C. Code Ann. (1976), as amended, by Master Deed of The Promenade at Sandhill Horizontal Property Regime ("Master Deed") dated April 27, 2007, as amended, with appended By-Laws and Exhibits including plat and plot plans, which Master Deed, including the By-Laws and Exhibits, is recorded in the Office of the Register of Deeds for Richland County in Record Book 1316 at Page 1209. The Master Deed, ByLaws, plat and plot plans above mentioned and the records thereof, are incorporated herein and by this reference made a part hereof.

Unit Numbers:

H201	H301	M201	M301	N201	N301	N401	O201	O301	O401
H202	H302	M202	M302	N202	N302	N402	O202	O302	O402
H203	H303	M203	M303	N203	N303	N403	O203	O303	O403
H204	H304	M204	M304	N204	N304	N404	O204	O304	O404
H205	H305	M205	M305	N205	N305	N405	O205	O305	O405
H206	H306	M206	M306	N206	N306	N406	O206	O306	O406
H207	H307	M207	M307	N207	N307	N407	O207	O307	O407
H208	H308	M208	M308	N208	N308	N408	O208	O308	O408
H209	H309	M209	M309	N209	N309	N409	O209	O309	O409
H210	H310	M210	M310	N210	N310	N410	O210	O310	O410
H211	H311	M211	M311	N211	N311	N411	O211	O311	O411
H212	H312	M212	M312	N212	N312	N412	O212	O312	O412
H213	H313	M213	M313	N213	N313	N413	O213	O313	O413
H214	H314	M214	M314	N214	N314	N414	O214	O314	O414
H215	H315	M215	M315	N215	N315	N415	O215	O315	O415
H216	H316	M216	M316	N216	N316	N416	O216	O316	O416

Grantee: Columbia Commercial, LLC
Grantee's Address: c/o Wells Fargo Bank, N.A.
Attn: Tara Smith
MC Z3094-065
1 Independent Drive, 6th Floor, Suite 615
Jacksonville, Florida 32202

Grantors: Joseph M. Strickland, Master in Equity, Richland County
and Village at Sandhill, LLC and VAS Retail Condominium, LLC