

PROJECT DISCLOSURE

BROOKFIELD SOUTH

This Project Disclosure contains a description of relevant facts that the buyer may wish to be informed of concerning Brookfield South. This disclosure is not necessarily exhaustive but is meant to serve as a reference for the buyer of any possible questions concerning factual matters relating to the aforementioned property. Any specific inquiries not addressed by this document should be directed towards the individual project broker. This is not a legal document.

1) Overview

A 56-acre development in Greenville, SC intended for use as upscale office and flex space.

2) Utilities

- Utility services are not provided by Brookfield South but are provided by others. Specific locations, fees and other conditions should be verified directly by the buyer with each respective utility provider.
- Brookfield South has no control over the location placement of power transformer boxes, fire hydrants, storm drains, streetlights, cable TV and telephone connector boxes.
- The purchaser is responsible for all utility bills and real estate taxes from closing.
- Electricity – Laurens Electric
PO Box 700
Laurens, SC 29360
864-288-7412
- Natural Gas - Piedmont Natural Gas
PO Box 33068
Charlotte, NC 28233
704-525-5585
- Phone - Bell South
PO Box 1262
Charlotte, NC 28209
- Water and Sewer – Greenville County
407 West Broad ST.
Greenville, SC 29601
864-241-6155
- Cable – Charter TV
1-800-955-7766

Utility lines are located in the main road adjacent to site.

3) Zoning and Subdivision Regulations

- Zoned S-1 per zoning regulations of the City of Mauldin.
- See the recorded subdivision plan for additional notes and conditions.

4) Access/Roads

- Accessible by Butler Rd., Interstate 385, and Highland Rd.
- Publicly maintained internal road is Brookfield Oaks Dr.
- Driveway access is subject to obtaining all necessary permits from the Charlotte Department of Transportation and the NC Department of Transportation.

5) Stormwater

- Regulated by Greenville County.
- Includes a common storm pond for the project.

6) Subsurface

- Refer to Soils Report for specific comments on subsurface conditions (Trigon Job No. 061-00-014, May 2000).
- The site is delivered 'as-is'.
- It is the owner's obligation to investigate the subsurface condition of their specific lot.

7) Environmental

- Refer to the Phase I report on this property (Trigone Project # 048-02-067, 30 September 2002).
- It is the owner's obligation to investigate the environmental state of their specific lot.

8) Protective Covenants

- The owner should refer to the 'Declaration of Easements Covenants, Conditions and Restrictions for Brookfield South' issued 22 November 1993 (book: 1539 Page: 887) for all matters relating to Protective Covenants and the Property Owners Association.
- The Property will have a mandatory property owners association.
- The Association will maintain the Common Areas within the Property as defined in the Protective Covenants. All other areas, unless specifically noted in the Protective Covenants will be maintained by the individual property owner.
- The management company is Merrifield Partners. The contact is Ian Bruce (704-561-5270)
- The Property is subject to Annual and Special Assessments as referenced in the Protective Covenants.
- There are Protective Covenants on this property, for specific permissions and restrictions please see Article 8 Section 1 (pp.10-11) of the 'Declaration of Easements Covenants, Conditions and Restrictions for Brookfield South'.

- Any type of improvements upon the purchased lot must meet the approval of the Architectural Design Committee according to Article VIII, Section 6 (pp. 14-15) of the 'Declaration of Easements Covenants, Conditions and Restrictions for Brookfield South'.

All information regarding the property was obtained from sources deemed reliable but no warranty or representation is made of the accuracy thereof.

Revised 9 August 2005.