

SITE DATA

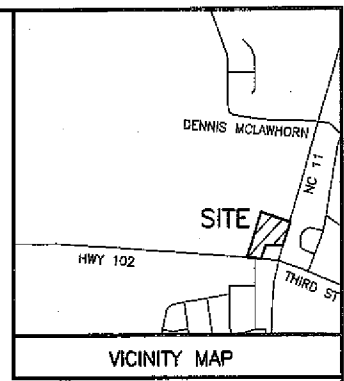
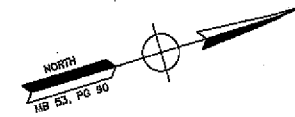
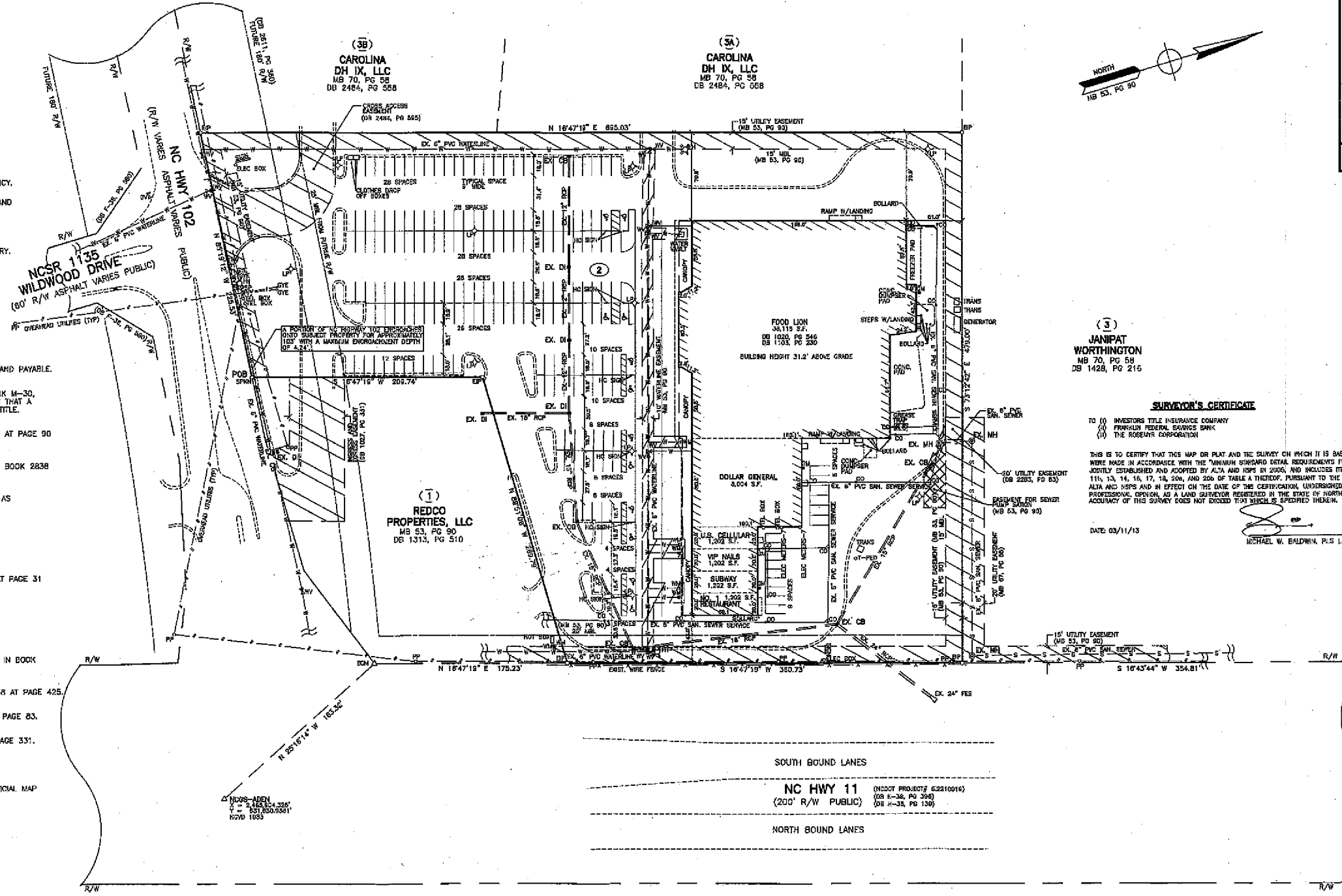
TOTAL AREA IN TRACT	5.768 ACRES
ZONING CLASSIFICATION	251,254 S.F.
TOTAL BUILDING AREA	50,529 S.F.
BUILDING AREA 75% NON-STORAGE	38,198 S.F.
PARKING REQUIRED 1/200 S.F. NON-STORAGE	191
PARKING PROVIDED	218
NC PARKING REQUIRED	7
NC PARKING PROVIDED	12

NOTES

- ALL AREAS HAVE BEEN CALCULATED BY COORDINATE GEOMETRY.
- THIS MAP IS OF AN EXISTING PARCEL(S) OF LAND.
- UTILITY LINES DRAWN FROM AYDEN PUBLIC WORKS RECORDS, SITE PLANS AND ACTUAL LOCATION.
- THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARDOUS AREA AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, REF: 3720456300A, DATED JAN. 02, 2004.
- THIS PROPERTY IS ZONED B2 (SETBACK FOR ROAD IS 25' MBL, SIDE AND REAR SETBACKS ARE 15').
- THE NUMBER OF STRIPED PARKING SPACES SHOWN IS 218, (INCLUDING 12 HANDICAPPED SPACES).
- PARCEL #81940, TAX MAP #4663-52-5071
- REFERENCE: DEED BOOK 3057, PAGE 27 OF THE PITT COUNTY REGISTRY.
- THERE IS NO EVIDENCE OF A CEMETERY ON THE SUBJECT PROPERTY.

SCHEDULE B-SECTION II EXCEPTIONS

- TAXES FOR THE YEAR 2013, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- RESTRICTIONS APPEARING OF RECORD IN BOOK V-25, PAGE 219, BOOK M-30, PAGE 118 AND BOOK 1057 AT PAGE 840, BUT THIS POLICY INSURES THAT A VIOLATION THEREOF WILL NOT CAUSE FORFEITURE OR REVERSION OF TITLE. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- SUBJECT TO MATTERS SHOWN ON PLATS RECORDED IN PLAT BOOK 63 AT PAGE 90 AND PLAT BOOK 53 AT PAGE 41. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- MEMORANDUM OF LEASE RECORDED IN BOOK 2720 AT PAGE 633 AND BOOK 2838 AT PAGE 628. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- RIGHTS OF TENANTS AND OTHERS IN POSSESSION, AS TENANTS ONLY, AS IDENTIFIED BELOW:
FOOD LION
DOLGENCORP, LLC
SUNSHINE WIRELESS
MIN HUB
SUBWAY RE, LLC
XIAO F. WU & ZHENG M. ZHENG
(SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- TERMS AND CONDITIONS OF AGREEMENTS RECORDED IN BOOK N-29 AT PAGE 31 AND BOOK N-29 AT PAGE 33. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- MEMORANDUM OF ACTION RECORDED IN BOOK E-39 AT PAGE 396. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- CONSENT JUDGEMENT RECORDED IN BOOK H-38 AT PAGE 179. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- RIGHT OF WAY AGREEMENT TO STATE HIGHWAY COMMISSION RECORDED IN BOOK F-35 AT PAGE 580. (SUBJECT PROPERTY IS NOT AFFECTED BY THIS ITEM).
- SEWER LINE EASEMENT TO TOWN OF AYDEN RECORDED IN BOOK V-48 AT PAGE 425. (SUBJECT PROPERTY IS NOT AFFECTED BY THIS ITEM).
- UTILITY EASEMENT TO TOWN OF AYDEN RECORDED IN BOOK 2283 AT PAGE 83. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- CROSS ACCESS AND SIGN EASEMENT RECORDED IN BOOK 1027 AT PAGE 331. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- CROSS ACCESS AGREEMENT RECORDED IN BOOK 2484 AT PAGE 585. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).
- NOTICE OF FILING AND ADOPTION OF TRANSPORTATION CORRIDOR OFFICIAL MAP RECORDED IN BOOK 2611 AT PAGE 380. (SUBJECT PROPERTY IS AFFECTED BY THIS ITEM).



(3)
JANIPAT WORTHINGTON
MB 70, PG 58
DB 1428, PG 215

SURVEYOR'S CERTIFICATE

TO: INVESTORS TITLE INSURANCE COMPANY
FRANKLIN FEDERAL SAVINGS BANK
THE ROSEMYR CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ISPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 7c, 8, 9, 10a, 10b, 11a, 13, 14, 15, 17, 18, 20a, AND 20b OF TABLE THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ISPS AND IN EFFECT ON THE DATE OF THE CERTIFICATION, UNLESS FURTHER SPECIFIED AS ADOPTED BY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF NORTH CAROLINA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 03/11/13

MICHAEL W. BALDWIN, P.L.S. 1-3002



LEGEND

- R/W = RIGHT-OF-WAY
- PP = POWER POLE
- MH = MANHOLE
- FH = FIRE HYDRANT
- RCF = REINFORCED CONCRETE PIPE
- CB = CATCH BASIN
- DI = DRAIN INLET
- MBL = MINIMUM BUILDING LINE
- T-PEO = TELEPHONE PEDESTAL
- TEL BOX = TELEPHONE BOX
- LP = LIGHT POLE
- SP = SERVICE POLE
- GM = GAS METER
- GV = GAS VALVE
- WM = WATER METER
- TRANS = TRANSFORMER
- WV = WATER VALVE
- EIP = EXISTING IRON PIPE
- ECH = EXISTING CONCRETE MONUMENT
- FES = FLARED END SECTION
- S.F. = SQUARE FEET
- SPKN = SET PK NAIL
- - - = NOT TO SCALE

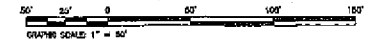
LEGAL DESCRIPTION

BEGINNING AT A PK NAIL ON THE NORTHERN RIGHT-OF-WAY OF NC HWY 102, SAID PK NAIL BEING THE SOUTHWESTERN CORNER OF LOT 1, THE PINES COMMERCIAL CENTER AS RECORDED IN MAP BOOK 63, PAGE 90 OF THE PITT COUNTY REGISTER OF DEEDS OFFICE. FROM THE ABOVE DESCRIBED BEGINNING, SO LOCATED RUNNING THENCE AS FOLLOWS:

WITH THE NORTHERN RIGHT-OF-WAY OF NC HWY 102, N 85°19'12" W 225.53' TO AN EXISTING IRON PIPE AT THE SOUTHWESTERN CORNER OF THE CAROLINA DH IX, LLC PROPERTY AS DESCRIBED IN DEED BOOK 2484, PAGE 585 OF THE PITT COUNTY REGISTER OF DEEDS OFFICE, THENCE LEAVING THE NORTHERN RIGHT-OF-WAY OF NC HWY 102 AND WITH THE EASTERN LINE OF SAID CAROLINA DH IX, LLC PROPERTY, N 16°47'19" E 895.03' TO AN EXISTING IRON PIPE ON THE SOUTHERN LINE OF THE JANIPAT WORTHINGTON PROPERTY AS DESCRIBED IN DEED BOOK 1428, PAGE 215 OF THE PITT COUNTY REGISTER OF DEEDS OFFICE, THENCE WITH THE SOUTHERN LINE OF SAID JANIPAT WORTHINGTON PROPERTY, S 73°12'52" E 476.00' TO AN EXISTING IRON PIPE ON THE WESTERN RIGHT-OF-WAY OF NC HWY 11, THENCE WITH THE WESTERN RIGHT-OF-WAY OF NC HWY 11, S 18°47'19" W 360.73' TO AN EXISTING IRON PIPE AT THE NORTHEASTERN CORNER OF LOT 1, THE PINES COMMERCIAL CENTER AS REFERENCED ABOVE, THENCE LEAVING THE WESTERN RIGHT-OF-WAY OF NC HWY 11 AND WITH THE NORTHERN AND EASTERN LINES OF SAID LOT 1, THE PINES COMMERCIAL CENTER, N 89°51'05" W 260.79' AND S 16°47'19" W 209.74' TO THE POINT OF BEGINNING CONTAINING 5.788 ACRES.

- BUSINESS ADDRESSES OF SUBJECT PROPERTY**
- FOOD LION: 1301 NC 102 WEST, AYDEN, NC 28513
 - DOLLAR GENERAL: 1305 NC 102 WEST, AYDEN, NC 28513
 - U.S. CELLULARS: 1306 NC 102 WEST, AYDEN, NC 28513
 - V.I.P. WALLS: 1306 NC 102 WEST, AYDEN, NC 28513
 - SUBWAY: 1306 NC 102 WEST, AYDEN, NC 28513
 - NO. 1 RESTAURANT: 1307 NC 102 WEST, AYDEN, NC 28513

REVISED: 03/18/13 (ALTA COMMENTS)(JOS)
SCHEDULE B DISCREPANCIES



ALTA/ACSM LAND TITLE SURVEY FOR
THE ROSEMYR CORPORATION

LOT 2, THE PINES COMMERCIAL CENTER
REFERENCE: MAP BOOK 63, PAGE 90, DEED BOOK 3057, PAGE 27
OF THE PITT COUNTY REGISTRY

AYDEN, AYDEN TOWNSHIP, PITT COUNTY, NORTH CAROLINA

Baldwin Design Consultants, PA	LEAD SURVEYED: WP/SW	APPROVED: MWS
ENGINEERING - LAND PLANNING - SURVEYING	DRAWN: JUB/490	DATE: 03/11/13
718-3 BRUNNEN DRIVE GREENVILLE, NC 27609 252-758-1390	CHECKED: MWS	SCALE: 1" = 50'