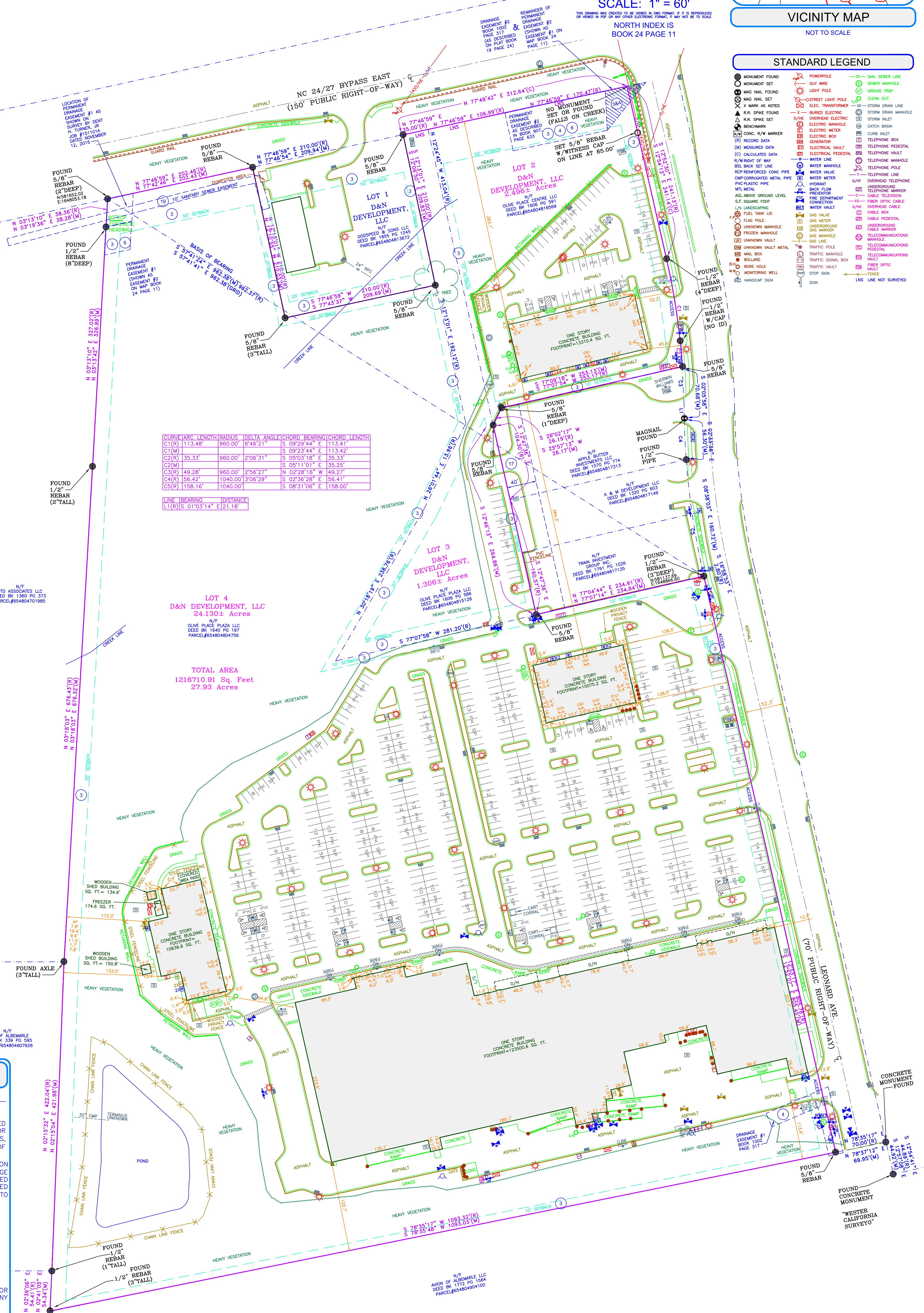
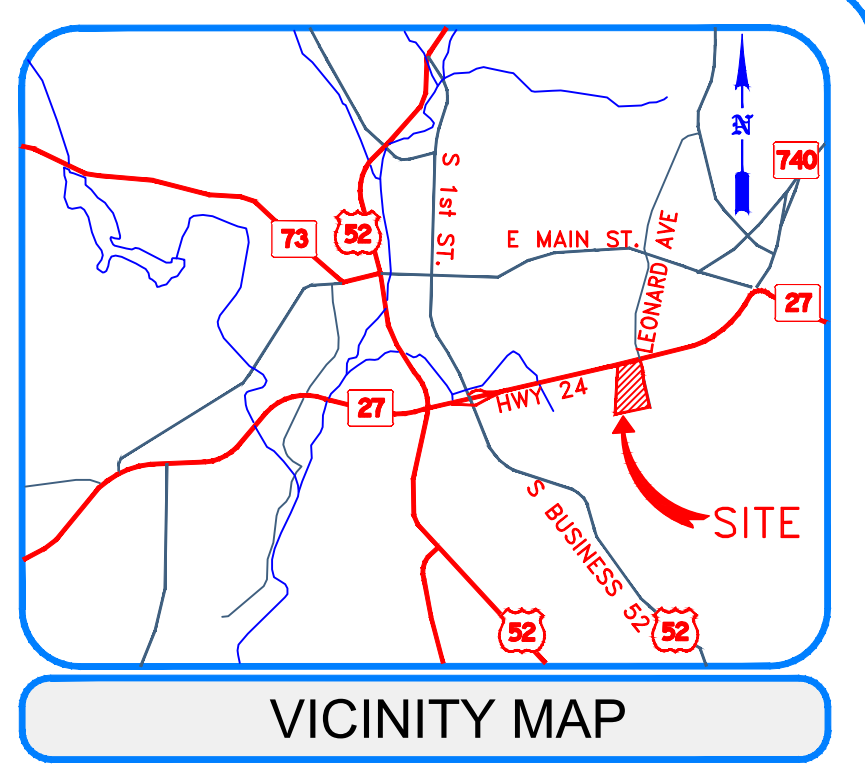
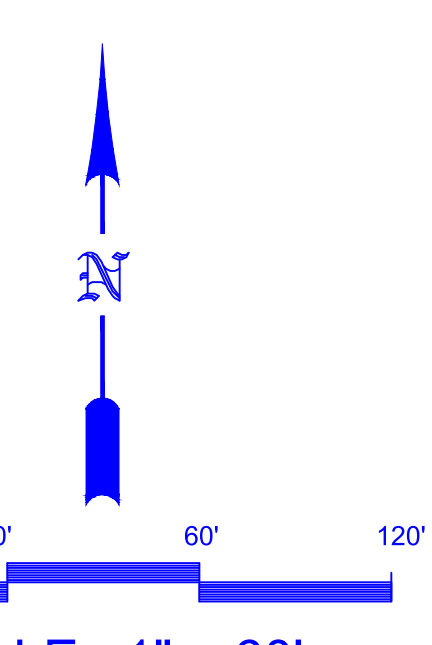


NOTES CORRESPONDING TO SCHEDULE B

- AS PER COMMITMENT NO. B242011035, DATED July 15, 2024.
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Book of Maps 24, Page 11, Stary County Registry, North Carolina...
4. Easement(s) or right(s)-of-way in favor of Venture Properties II, LLC recorded in Book 1002, Page 317, in the aforementioned Registry's Office...
5. Easement(s) or right(s)-of-way in favor of MAP Landings, Inc. recorded in Book 744, Page 794, in the aforementioned Registry's Office...
6. Easement(s) or right(s)-of-way in favor of Department of Transportation recorded in Book 907, Page 631, in the aforementioned Registry's Office...
7. Easement Agreement executed by and between PLAS, LLC, Dennis-Lambert Investments LP, MDS South Group, LLC, David A. Hubbard, Jr., Carol S. Hubbard, Brenda M. Hubbard, John Cohen Hubbard, Jr., and APCO 10, LLC, recorded in Book 1498, Page 969, in the aforementioned Registry's Office...
8. Use Restrictions and rights or claims of The T2X Companies, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease extending some being recorded in Book 1518, Page 525, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
9. Use Restrictions and rights or claims of Hobby Lobby Stores, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease extending some being recorded in Book 1530, Page 85, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
10. Easement(s) or right(s)-of-way in favor of Piedmont Natural Gas Company, Inc., recorded in Book 1531, Page 59, in the aforementioned Registry's Office...
11. Rights or claims of Rock Room Shoes, Inc., in possession as tenant under an unrecorded lease, a Subordination, Non-Disturbance And Assignment Agreement, evidencing same being recorded in Book 1562, Page 250, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
12. Rights or claims of Missouri Industries, Inc., in possession as tenant under an unrecorded lease, a Subordination, Non-Disturbance And Assignment Agreement, evidencing same being recorded in Book 1562, Page 243, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
13. Rights or claims of RWG LLC, in possession as tenant under an unrecorded lease, a Subordination, Non-Disturbance And Assignment Agreement, evidencing same being recorded in Book 1562, Page 250, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
14. Rights or claims of Lee Nalla & Son, LLC, in possession as tenant under an unrecorded lease, a Subordination, Non-Disturbance And Assignment Agreement, evidencing same being recorded in Book 1562, Page 250, affected by that Assignment of Leases, recorded in Book 1545, Page 375, in the aforementioned Registry's Office...
15. Rights or claims of Mattress Firm, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease evidencing same being recorded in Book 1568, Page 266, in the aforementioned Registry's Office...
16. Use Restrictions and Rights or claims of Platamont, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease evidencing same being recorded in Book 1568, Page 666, in the aforementioned Registry's Office...
17. Easement Agreement executed by and between AM Development, LLC, Curran Patterson Partners, L.L.C. and Olive Place Plaza, LLC, recorded in Book 1577, Page 626, in the aforementioned Registry's Office...
18. Use Restrictions and rights or claims of Rose Dress For Less, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease evidencing same being recorded in Book 1619, Page 445, in the aforementioned Registry's Office...
19. Deed of Easement and Agreement for Sewer Improvements, recorded in Book 1654, Page 1827, in the aforementioned Registry's Office...
20. Rights or claims of HNH NC LLC in possession as tenant under an unrecorded lease, a Memorandum of Lease evidencing same being recorded in Book 1689, Page 1286, in the aforementioned Registry's Office...
21. Rights or claims of Hibbett Sporting Goods, Inc., in possession as tenant under an unrecorded lease, a Memorandum of Lease evidencing same being recorded in Book 1828, Page 782, in the aforementioned Registry's Office...

ALTANS/NSPS LAND TITLE SURVEY



STANDARD LEGEND table listing symbols for monuments, easements, utilities, and other features.

Table with columns: CURVE ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve data for various points.

Table with columns: LINE BEARING, DISTANCE. Lists line measurements for various points.

LEGAL DESCRIPTION

All of those certain parcels of land situated in Stary County, North Carolina and more particularly described as follows:
BEING all of Lots 2, 3 and 4, as shown in Book of Maps 24, Page 11, in the office of the Register of Deeds of Stary County, North Carolina.

ALTANS/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: HAUPPAUGE PROPERTIES; FIDELITY 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...
I, MICHAEL J. FELDBUSCH, CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL FIELD SURVEY OF DESCRIPTION(S) AS RECORDED IN DEED BOOK 24, PAGE 11; THAT THE BOUNDARIES SURVEYED ARE CLEARLY INDICATED AS SUCH AND WERE PLOTTED FROM INFORMATION AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:703203.1; THAT THE GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) WAS USED TO PERFORM THIS SURVEY AND THE FOLLOWING INFORMATION A WAS USED:
CLASS OF SURVEY: A
POSITIONAL ACCURACY: 1:50,000 MINIMUM
TYPE OF GPS FIELD PROCEDURE: RTK
DATES OF SURVEY: JULY 10th, 2024
DATUM/EPOCH: NAD_83(2011)(EPOCH:2010.000)
PUBLISHED/FIXED CONTROL USE: NONE
GEOID MODEL: GEOID18
COMBINED GRID FACTORS: 0.99985248
UNITS: U.S. SURVEY FEET
I FURTHER CERTIFY THIS IS A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND OR ONE OR MORE EXISTING EASEMENTS AND DOES NOT CREATE A NEW STREET OR CHANGE ANY EXISTING STREET.
WITNESS MY ORIGINAL SIGNATURE AND SEAL ON THIS, THE 22nd DAY OF JULY 2024.

U.S. SURVEYOR logo and contact information: 4929 Riverwind Pointe Drive Evansville, Indiana 47715. 1-800-TO-SURVEY

PREPARED FOR: HAUPPAUGE PROPERTIES. PROJECT LOCATION: NORTH ALBEMARLE TOWNSHIP OF STARY COUNTY, STATE OF NC. PROJECT ADDRESS: 780 LEONARD AVE. ALBEMARLE, NC 28001. PROJECT TYPE: ALTA/NSPS LAND TITLE SURVEY.

PRELIMINARY PLAT - NOT FOR RECORDATION, CONVEYANCES, OR SALES. MICHAEL J. FELDBUSCH, PLS NORTH CAROLINA REGISTRATION No. L-5399. SHEET 1 OF 1. JOB NUMBER: SS56736.DWG.

COPYRIGHT NOTE: THIS SURVEY SHALL NOT BE USED WITH AN ATTEMPT OR LETTER OF ANY KIND FOR REUSE, INCLUDING, BUT NOT LIMITED TO, REUSE FOR CONSTRUCTION, PERMITTING, ETC. IF IT IS REUSED, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMISSIONS FROM THE ORIGINAL SURVEYOR.

FLOOD DATA: This property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 371054800D, which has an effective date of 9/2/2009 and IS NOT in a Special Flood Hazard Area. Field surveying was not performed to determine this zone. An elevation certificate may be needed to verify this determination or apply for an amendment from the Federal Emergency Management Agency.

SITE DATA

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION...
1. ZONING: GH8D (GENERAL HIGHWAY BUSINESS DISTRICT)
SETBACKS:
-FRONT= 30 FEET
-INTERIOR SIDE= 10 FEET
-CORNER SIDE= 30 FEET
-REAR= 20 FEET
HEIGHT RESTRICTIONS- NOT TO EXCEED 50 FEET
PARKING REQUIRED- N/A
PARKING PROVIDED-
-REGULAR= 686 SPACES
-HANDICAP= 20 SPACES
TOTAL SPACES PROVIDED= 686
2. NOTES REGARDING TABLE A ITEMS 16 & 17-
NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS IN RECENT MONTHS.
NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS.

IMPROVEMENT NOTES

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS DEED LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.
A) NONE OBSERVED AT TIME OF SURVEY

SURVEYOR NOTES

THIS SURVEY IS SUBJECT TO ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS, ITEMS LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN SCHEDULE B DOCUMENTS
A2) NONE OBSERVED AT TIME OF SURVEY

DATE OF ORIGINAL: JULY 22, 2024. REVISION: ZONING DATA. DATE: JULY 25, 2024. REVISION: DATE: DATE: DATE: DATE: FIELD SURVEY: EV. CAD: DAB. PLS REVIEW:

811 Know what's below. Call before you dig. IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS.