

Notes Corresponding to Schedule B--Section 2

Options concerning First American Title Insurance Company
Title Commitment File No. 246245946 schedule B--Section 2
Title Exceptions dated July 15, 2024 at 05:00 PM

1. Any defect, lien, encumbrance, adverse claim or other matter that appears for the first time in the Public Records or is created, attached or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part One - Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession in the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Any mineral or mineral rights leased, granted or retained by current or prior owners.
6. Taxes for the year 2024, which are a lien, but not yet due and payable, and all subsequent years.
7. Terms, provisions, covenants, conditions, assessments and restrictions as provided in instrument recorded in Book 1028, Page 243, and all recorded supplements and amendments thereto in, Granville County Registry, but omitting any covenant, condition, assessment, and/or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, source of income, disability, handicap or ancestry, and any provision that purports to discriminate on the basis of race, color, religion, sex, sexual orientation, familial status, marital status, source of income, disability, handicap or ancestry under Title 42 of the United States Code or (b) related to a handicap, but does not discriminate against handicapped persons.
8. Easements and any other facts as shown in Plot Book 2, Page 153, Granville County Registry.
9. Easements and any other facts as shown in Plot Book 10, Page 161, Granville County Registry.
10. Easements and any other facts as shown in Plot Book 29, Page 36, Granville County Registry.
11. Easement to Carolina Power & Light Company recorded in Book 89, Page 362, Granville County Registry.
12. Easement to Carolina Power & Light Company recorded in Book 118, Page 312, Granville County Registry.
13. Easement to Carolina Power & Light Company recorded in Book 138, Page 488, Granville County Registry.
14. Easement to Carolina Power & Light Company recorded in Book 144, Page 388, Granville County Registry.
15. Easement to Carolina Power & Light Company recorded in Book 210, Page 307, Granville County Registry.
16. Easement to Progress Energy Carolinas, Inc. recorded in Book 1028, Page 321, Granville County Registry.
17. Terms and provisions of Right of Way Agreement to the State Highway Commission recorded in Book 1022, Page 311, Granville County Registry.
18. Terms and provisions of Right of Way Agreement to the State Highway Commission recorded in Book 1728, Page 556, Granville County Registry. (As to Tract 1)
19. Right of Way Agreement to the North Carolina Department of Transportation recorded in Book 734, Page 355, Granville County Registry. (As to Tract 1)
20. Rights of parties in possession as tenants only, under unrecorded lease(s) or rental agreement(s).
21. Any lien, or right to a lien for services, labor or material or rental equipment furnished or hereafter furnished, imposed by law and not shown on the public records.
22. Encroachments, overlaps, boundary line disputes, deficiency in amount of area, rights, easements, ditches, easements, setbacks, rights of parties in possession, interests or claims which would be remedied by a current and accurate survey and inspection of the Land.

Surveyor's Certificate

To Limited NC Properties, LLC, and First American 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 including Items 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11 (as to utilities, surface matters only, including observed surface evidence of underground utilities), 13, 14, 16, 17, 18 and 19 on Table A thereof. The field work was completed on the 17th day of July A.D., 2024.

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my personal direction and supervision, recorded in Book (see references), that the boundaries not surveyed are clearly indicated as shown from information found in Durham County Registry; that the rate of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and was prepared in accordance with C.S. 47-30 as amended. Witness my original signature, License number, and seal this 17th day of July A.D., 2024.

Stephen D. Puckett, L-2683

Survey based on Investors Title Insurance Company
Title Commitment File No. 20241007CA/R201 schedule B--Section 2
Title Exceptions dated January 29, 2024 No. 01

This is to certify that this map 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 in 2021, and approved by the American Land Title Association, Inc. (ALTA) and the National Society of Professional Surveyors, Inc. (NSPS), and that this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600) and was prepared in accordance with C.S. 47-30 as amended. Witness my original signature, License number, and seal this 17th day of July A.D., 2024.

July 17, 2024

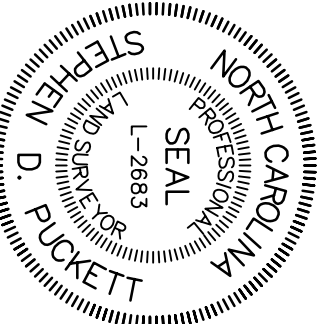
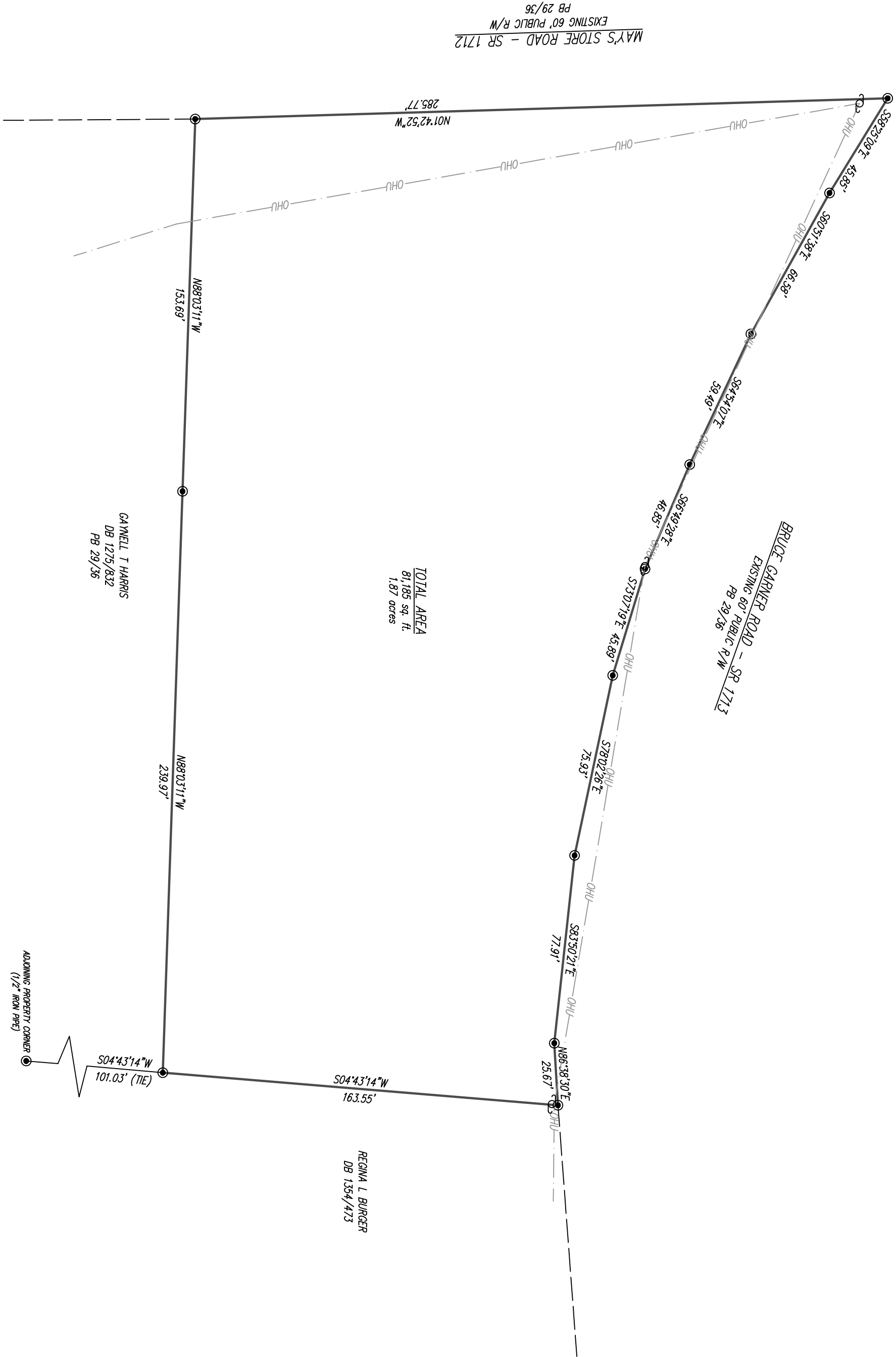
Date

Stephen D. Puckett, L-2683

Beginning at an existing iron stake on the southern right of way of Bruce Garner Road (SR 1713) being the northwest corner of the property of Regina L. Burger as shown in Deed Book 1354, Page 423, thence leaving southern right of way of Bruce Garner Road, along the western line of Regina L. Burger, S 04 deg. 43'14" W, 163.55 ft. to an iron pin being the northeastern corner of Gwynell T. Harris as shown in Plot Book 29, Page 36; thence along the northern line of Gwynell T. Harris N 88deg. 03'11" W, 393.66 ft. to an iron pin being on the eastern right of way of May's Store Road (SR 1712); thence along the eastern right of way of May's Store Road N 01deg. 42'32" W, 285.77 ft. to on iron pin at the corner of May's Store Road and Bruce Garner Road, thence along the southern right of way of Bruce Garner Road the following metes and bounds: S 58deg. 25'09" E, 45.85 ft., S 60deg. 51'38" E, 66.58 ft., S 64deg. 54'07" E, 99.49 ft., S 66deg. 49'28" E, 46.85 ft., S 73deg. 07'19" E, 45.89 ft., S 78deg. 02'26" E, 75.93 ft., 83deg. 50'21" E, 77.91 ft., N 88deg. 38'30" E, 25.67 ft. to an iron pin, said point being point and place of Beginning, containing 1.87 acres (814,572 s.f.) more or less and being the property situated at the southeast corner of May's Store Road and Bruce Garner Road as shown in Plot Book 53, Page 166, Granville County Registry.

As Surveyed Legal Description

- ✓ Area by Coordinate Method
- ✓ No Published Horizontal Control
- ✓ Monument found within 2000'
- ✓ All buildings, surface, and subsurface improvements are not necessarily depicted hereon.
- ✓ New Monumentation is 3/4" diameter iron pipe unless otherwise noted.
- ✓ All distances are horizontal ground distances in U.S. survey feet.
- ✓ Dashed lines indicate lines based on (References) (not field verified)
- ✓ This survey performed without benefit of any title examination and is made subject to any document of record which may affect subject property.
- (-) Applies to this Plot



Legend	
Existing Iron Pin	●
New Iron Pin	○
Existing Nail	△
Utility Pole	⊙
Computed Point	☆
Aero Light	⊙
Sewer Open-Dat	⊙
Water Meter	⊙
Electrical Box	⊙
Telephone Pedestal	⊙
Cable TV Pedestal	⊙
Right of Way	R/W
Overhead Utilities	— OHU —
Property Line	—

References	
DB 1491/504 PB 53/166 MAPN 183400383253 (Lot 1) MAPN 183400385015 (Lot 2)	
S.D. PUCKETT & ASSOCIATES PROFESSIONAL LAND SURVEYORS 5314 HWY. 55, Suite 104 Durham, N.C. 27713 Ph. (919) 544-7717 Fax (919) 544-1274 Stephen D. Puckett - N.C.P.L.S.# 2683 spuckett@puckettsurveys.com C-0506	
Surveyed by RTP, JMT	Drawn by JLB
County of Granville	Township of Brassfield
State of N.C.	
Date: 7-17-24	File: 240801b1
ALTA SURVEY of: 4070 Bruce Garner Road Franklinton, NC 27525	