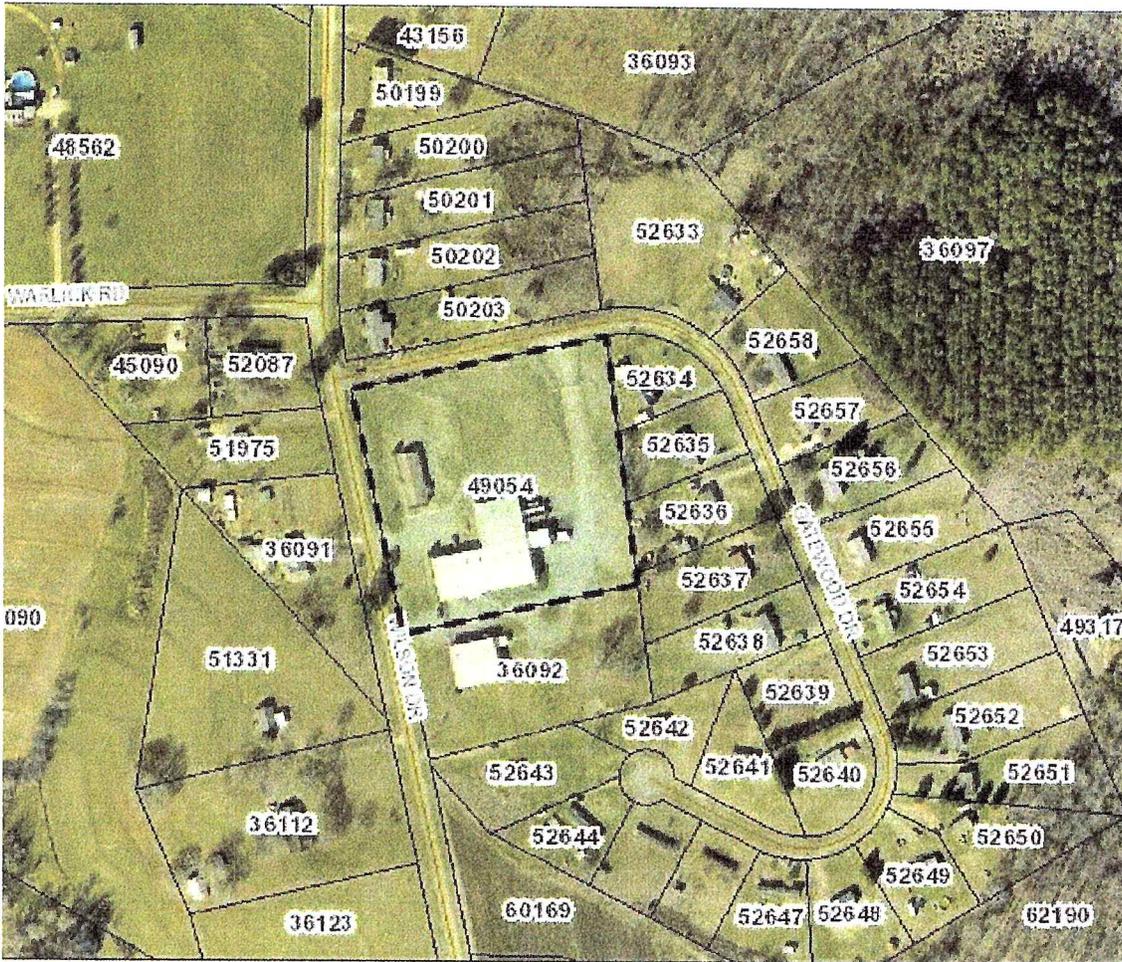
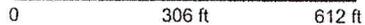


Aerial Plat Map



The information contained on this page is NOT to be construed or used as a survey or legal opinion. Map information is believed to be accurate but accuracy is not guaranteed.

Approx. Scale 1:3669



Layer: Parcels

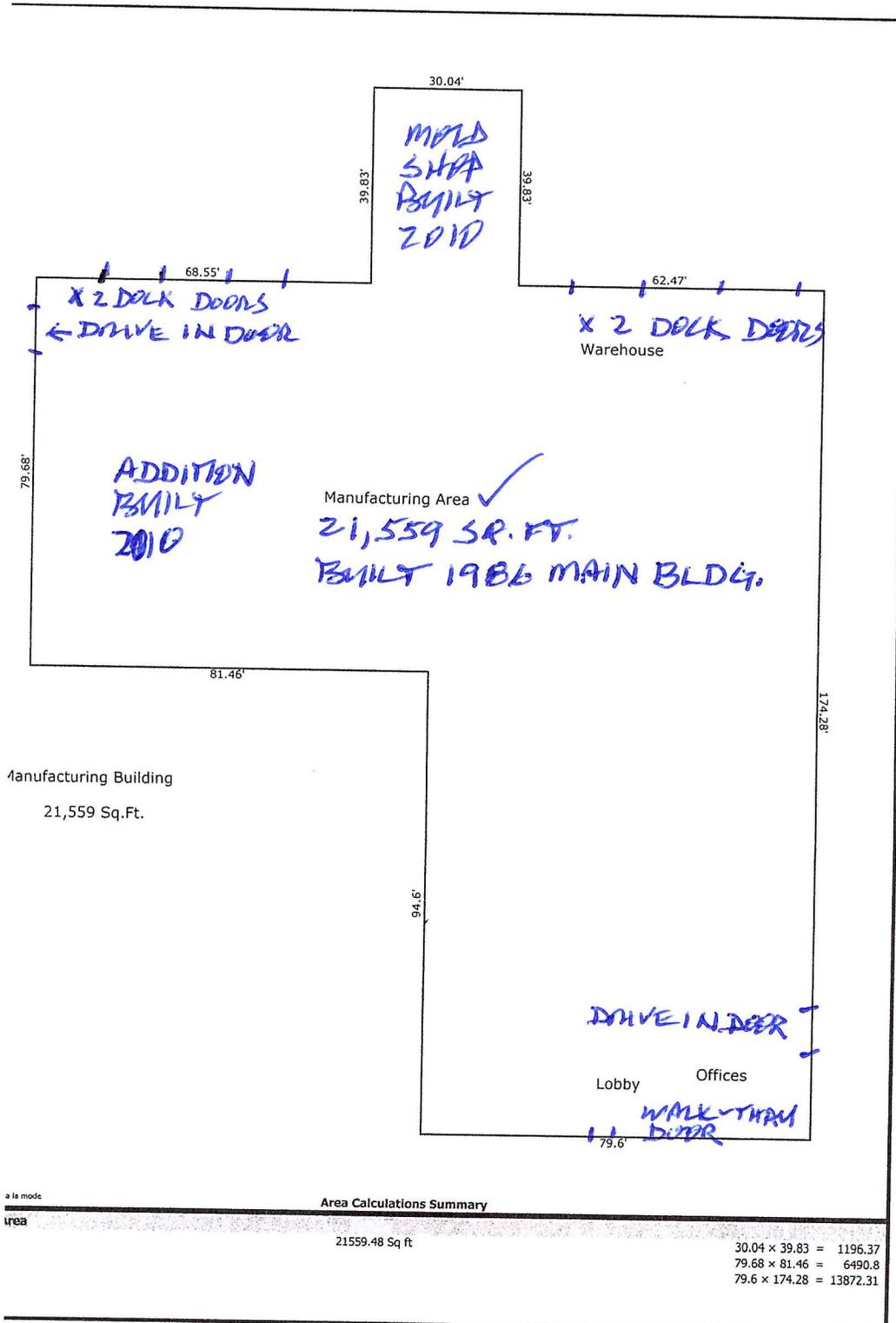
49054
 RIVERBOOT FARM LLC
 2652344922
 49054
 RIVERBOOT FARM LLC
 1640 METCALF RD
 SHELBY NC 28150
 SHELBY
 NC
 28150
 344 WILSON DR
 1428
 1071
 F 6
 1
 28
 5.08

LandValue: 35704
 BldgValue: 700991
 AdjValue: 736695
 TaxYear: 2023
 TaxCode2: R
 ParAddr: 344
 ParRdName: WILSON
 ParRdType: DR
 Occ_Code: 32W
 Use_Code: R
 Year_Built: 2014
 Tax_District: 10
 TAZ: 4070
 DeedBook_Page: 1428 1071
 Deeded_Acres: 5.08 ✓
 SUM_Calculated_Acres: 4.70124102
 Neighborhood Code: LEWIS

y Zoning : MZ ity: Cleveland County	Layer: 2000 Census Tracts Census Tract: 950200
use and Senate Districts lth	Layer: Cleveland County School Districts Elementary: FALLSTON ELEMENTARY Middle: BURNS MIDDLE SCHOOL High: BURNS HIGH SCHOOL

Building Sketch (Page - 2)

ss	344 Wilson Dr				
	Lawndale	County	Cleveland	State	NC
nt	Gary Alsobrook			Zip Code	28090



14' EAVES
 18' CENTER
 HEATED &
 LUSTLED
 X 2 DOCK
 DOORS
 X 2 DRIVE-IN
 DOORS

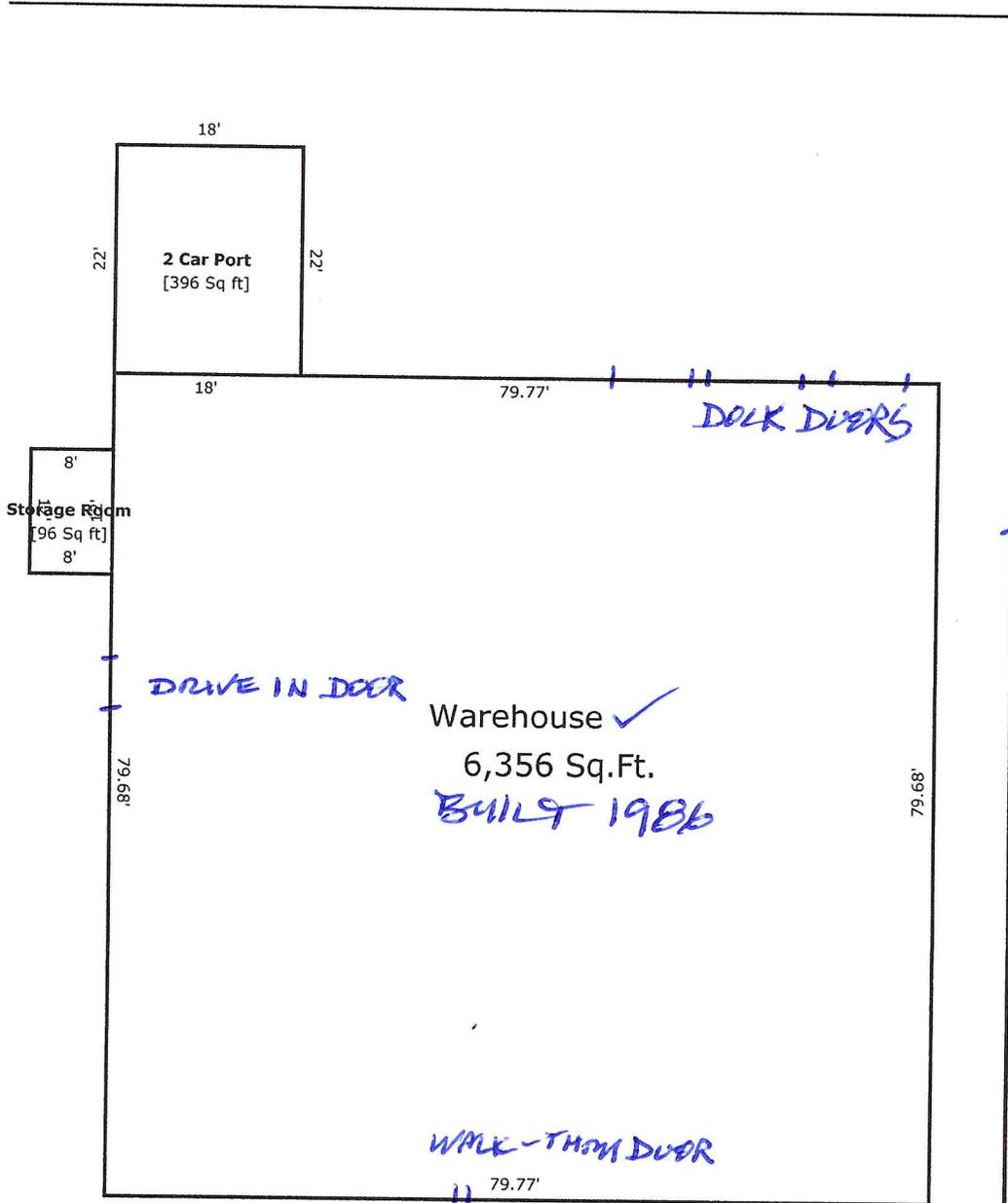
Area Calculations Summary

Area	21559.48 Sq ft	30.04 x 39.83 = 1196.37
		79.68 x 81.46 = 6490.8
		79.6 x 174.28 = 13872.31

7.43 ACRES TOTAL
(5.08 + 2.35)

Building Sketch (Page - 3)

355	344 Wilson Dr			
	Lawndale	County Cleveland	State NC	Zip Code 28090
ant	Gary Alsbrook			



14' EAVE HT.
 18' LEAFER HEIGHT
 GAS HEAT
 & ~~AND~~ ~~WATER~~
 * VENT FANS FOR VENTILATION
 3 DOLK DOOR
 1 DRIVE IN DOOR

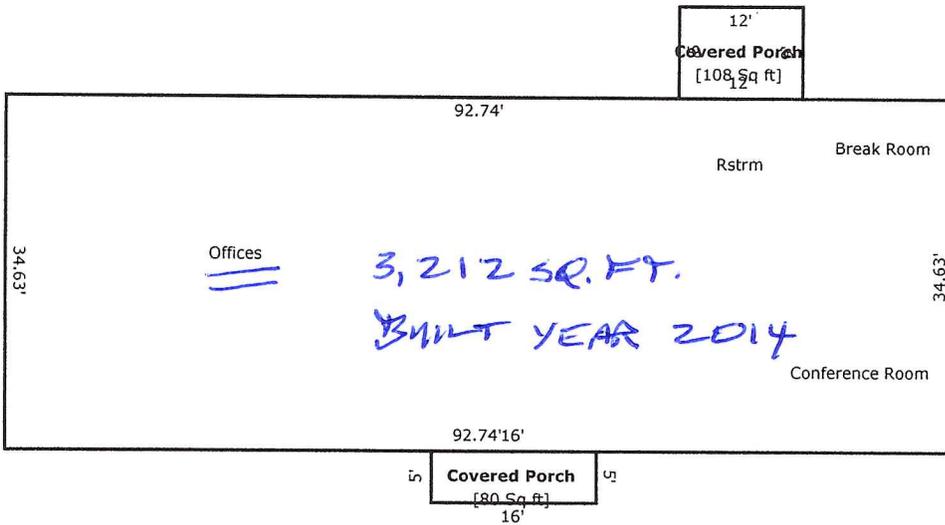
Area Calculations Summary

Area	6356.35 Sq ft	79.68 x 79.77 =	6356.34
m	96 Sq ft	12 x 8 =	96
	396 Sq ft	18 x 22 =	396

Building Sketch (Page - 1)

Address	344 Wilson Dr				
	Lawndale	County	Cleveland	State	NC
Client	Gary Alsobrook			Zip Code	28090

M2 MUNICIPAL ZONING



etch by a la mode

Area Calculations Summary

Building Area	3212.07 Sq ft	$92.74 \times 34.63 = 3212.08$
Front Porch	108 Sq ft	$12 \times 9 = 108$
Back Porch	80 Sq ft	$5 \times 16 = 80$

SUMMARY OF IMPORTANT FACTS:

Property Name: Furnlite, Inc

Property Address: 344 Wilson Drive
Lawndale, NC 28090

Property Type/Use: Commercial/Office-Industrial

Owner: Riverboot Farm LLC

Buyer: None

Legal Description: Deed Book 1428, Page 1071

Parcels: 49054 and 36092

Zoning: MZ

Land Size: Approx. 6.9 acres (Without road right-of-way)

Description of Improvements: Three existing buildings, fencing, and paved parking. The office building contains approx. 3,212 square-feet, and was built in 2014. The manufacturing building contains approx. 21,559 square-feet, and was built in 1986. The warehouse building contains approx. 6,356 square-feet, and was built in 1986. The parking areas have asphalt paving. The fencing is chain-link.

Date of Appraisal: The effective date of the appraisal is **January 23, 2024**. The date of the report is **February 15, 2024**.

Client: Gary Alsobrook

Appraiser: Edgar W. Tanner, Jr.
Tanner Real Estate Services, Inc.
110 W. Marion Street
Shelby, NC 28150

Final Opinion of Value: The "as is" value of subject property is **\$1,653,000, as of January 23, 2024, in fee simple interest.**

PROPERTY DESCRIPTION:

SITE: The site contains approx. 6.9 acres, without road right-of-way. It has a slightly irregular shape, but the shape is almost rectangular, so there is no loss of use due to shape. The lot has a gentle slope, so drainage appears to be adequate. There is approx. 685 feet of street frontage on Wilson Drive, and approx. 470 feet of frontage on Gatewood Drive. Public water, sewer, electricity, and telephone are connected to the site. The zoning is MZ, Municipal Zoning. The current use is allowed. The Census Tract is 9502.00. The site is not in a flood hazard area, per Map #37045C2642J, dated 2/20/08. The site is open. It is identified by the Cleveland County Tax Assessor as Tax Parcels #49054 and 36092.

IMPROVEMENTS: The existing improvements include 3 buildings, fencing, and paved parking.

The first building is an office building that was built in 2014, and contains approx. 3,212 square-feet. It is a metal building with partial brick veneer. The roof is metal. The windows are casement, and the floor is a composition hard-surface. The interior is drywall, and the ceiling is dropped with acoustical tiles. There are heat pumps for heat and air conditioning. The layout includes offices, a break room, a conference room, and restrooms. The building is in good condition.

The second building is a steel manufacturing building. It contains approx. 21,559 square-feet, and was built in 1986. The roof is sheet steel. Most of the flooring is concrete. The building is 14 feet high at the eaves, and 18 feet high in the center. The entire building has heat and air conditioning. The layout includes a private office, break room, restrooms, and open manufacturing space, with storage. There are two dock-level overhead doors on the rear, and one drive-in overhead door on the south side. The building is in average condition.

The third building is a steel warehouse. It contains approx. 6,356 square-feet, and was built in 1986. The roof is sheet steel. The floor is concrete. The building is 14 feet high at the eaves and 18 feet high in the center. There is no heat source. There are vent fans for ventilation. There is one dock-level overhead door on the rear, and a drive-in overhead door on the north side of the building. The building is in average condition.

There are parking areas with asphalt paving, and some parking with gravel cover. The fencing is chain-link, but does not secure the property.

OWNERSHIP: The property is owned by Riverboot Farm LLC.

LEGAL DESCRIPTION: The legal description for the subject property is contained in Deed Book 1428, Page 1071 in the Cleveland County Registry. A copy of the deed is contained in the "Addenda" section of this report.



OFFICE LOCATION
311 E. Marion Street
Shelby, NC

HOURS
8:00 am to 5:00 pm
Monday thru Friday
(704) 476-3003 Real Property
(704) 484-4846 Personal Property
(704) 484-4843 Collections

INTERNET TAX BILL

- Pay by August 31 to receive 1/2 of 1% discount.
- Pay: September 1 thru January 5. Interest begins on Jan. 6 at a rate of 2% and accrues by 3/4% each month thereafter. Advertising and legal fees may apply.
- Payments submitted by mail are deemed to be received as of the date of the U.S Postal Service postmark.
- Liens on unpaid real estate tax will be advertised in March.
- Garnishment, Attachment of funds, Attachment of state tax refund, and Levy, may be initiated after January 5.
- Value, situs, and taxability of personal property may be appealed within 30 days of the billing date.
- Returned checks: NCGS 105-357 requires a penalty of \$25 or 10% whichever is greater.
- For on-line payment go to www.clevelandcountytaxes.com.
- Cleveland County collects property tax for municipalities and other special districts. Please see reverse side for detailed information on tax rates.

Cleveland County
TAX COLLECTOR
P.O. BOX 760
Shelby, North Carolina 28151



your mobile phone
to view or pay this
bill

RIVERBOOT FARM LLC
1640 METCALF RD
SHELBY NC 28150

YEAR	PARCEL NO	PROPERTY DESCRIPTION				REAL VALUE
2025	49054	344 WILSON DR 5.00ACRES				786,572
BILL DATE	DIST	EXEMPTION	LAND USE	PERSONAL VALUE	TOTAL VALUE	
7/21/2025	010				786,572	
DESCRIPTION OF CHARGES			RATE PER \$100	AMOUNT DUE	ACCT NO	
CLEV CO WATER DISTRICT			0.02000	157.31	1211764	
CONSOLIDATED SCHOOL DIST			0.14000	1,101.20	5115061	
COUNTY FIRE			0.07000	550.60	49054	
COUNTY GENERAL TAX			0.40500	3,185.62	4406733	
TOWN OF FALLSTON			0.05000	393.29		
EARLY PAY DISCOUNT (VALID ONLY THRU AUG. 31)						
<ul style="list-style-type: none"> TAXES DUE SEPTEMBER 1ST INTEREST BEGINS JANUARY 6TH 			TOTAL DUE	5388.02	KEEP THIS PORTION FOR YOUR RECORDS	
			SEPT. 1 THRU JAN. 5			

MAKE CHECK PAYABLE TO CLEVELAND COUNTY TAX COLLECTOR
AND REMIT IN THE ENCLOSED PAYMENT ENVELOPE.

DETACH HERE

PLEASE RETURN THIS PORTION WITH PAYMENT

CLEVELAND CO. TAX COLLECTOR PO BOX 760 SHELBY, NC 28151

ACCOUNT NO. 1211764 RECEIPT NO. 5115061 SEQ. NO. 49054 BILL NO. 4406733

YEAR	DIST.	PARCEL NO.	EXEMPT	LU	EARLY PAY DISCOUNT (VALID ONLY THRU AUGUST 31)
2025	010	49054			
BILL DATE	DUE DATE	INTEREST DATE	PAY THIS AMOUNT		
7/21/2025	1/5/2026	1/6/2026	SEPTEMBER 1 THRU JAN. 5		5388.02 + 1644.15

RIVERBOOT FARM LLC
1640 METCALF RD
SHELBY NC 28150

IMPORTANT - FOR ADDRESS CHANGE:
<--- CHECK BOX TO LEFT AND PRINT CORRECT ADDRESS BELOW.

\$ 7,032.17 TOTAL
÷ 12 mos = \$586.01/ MONTH

PRINTED: 3/22/2026

X 9 MOS (SEPT AUGUST 1 CLOSING)
\$ 5,274.00

786,500
240,022
\$ 1,026,522 Total Tax Value



OFFICE LOCATION
311 E. Marion Street
Shelby, NC

INTERNET TAX BILL

HOURS
8:00 am to 5:00 pm
Monday thru Friday
(704) 476-3003 Real Property
(704) 484-4846 Personal Property
(704) 484-4843 Collections

- Pay by August 31 to receive 1/2 of 1% discount.
- Pay: September 1 thru January 5. Interest begins on Jan. 6 at a rate of 2% and accrues by 3/4% each month thereafter. Advertising and legal fees may apply.
- Payments submitted by mail are deemed to be received as of the date of the U.S Postal Service postmark.
- Liens on unpaid real estate tax will be advertised in March.
- Garnishment, Attachment of funds, Attachment of state tax refund, and Levy, may be initiated after January 5.
- Value, situs, and taxability of personal property may be appealed within 30 days of the billing date.
- Returned checks: NCGS 105-357 requires a penalty of \$25 or 10% whichever is greater.
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- Cleveland County collects property tax for municipalities and other special districts. Please see reverse side for detailed information on tax rates.

Cleveland County

TAX COLLECTOR
P.O. BOX 760
Shelby, North Carolina 28151

RIVERBOOT FARM LLC
1640 METCALF RD

SHELBY NC 28150



your mobile phone
to view or pay this
bill

YEAR	PARCEL NO	PROPERTY DESCRIPTION				REAL VALUE
2025	36092	342 WILSON RD 2.42 ACRES				240,022
BILL DATE	DIST	EXEMPTION	LAND USE	PERSONAL VALUE	TOTAL VALUE	
7/21/2025	010				240,022	
DESCRIPTION OF CHARGES			RATE PER \$100	AMOUNT DUE	ACCT NO	
CLEV CO WATER DISTRICT			0.02000	48.00	1211764	
CONSOLIDATED SCHOOL DIST			0.14000	336.03	5115060	
COUNTY FIRE			0.07000	168.02	36092	
COUNTY GENERAL TAX			0.40500	972.09	4406732	
TOWN OF FALLSTON			0.05000	120.01		
EARLY PAY DISCOUNT (VALID ONLY THRU AUG. 31)						
<ul style="list-style-type: none"> TAXES DUE SEPTEMBER 1ST INTEREST BEGINS JANUARY 6TH 			TOTAL DUE SEPT. 1 THRU JAN. 5	1644.15	KEEP THIS PORTION FOR YOUR RECORDS	

MAKE CHECK PAYABLE TO CLEVELAND COUNTY TAX COLLECTOR
AND REMIT IN THE ENCLOSED PAYMENT ENVELOPE.

DETACH HERE

PLEASE RETURN THIS PORTION WITH PAYMENT

CLEVELAND CO. TAX COLLECTOR PO BOX 760 SHELBY, NC 28151

ACCOUNT NO. 1211764 RECEIPT NO. 5115060 SEQ. NO. 36092 BILL NO. 4406732

YEAR	DIST.	PARCEL NO.	EXEMPT	LU	EARLY PAY DISCOUNT (VALID ONLY THRU AUGUST 31)
2025	010	36092			
BILL DATE	DUE DATE	INTEREST DATE	PAY THIS AMOUNT SEPTEMBER 1 THRU JAN. 5		1644.15
7/21/2025	1/5/2026	1/6/2026			

RIVERBOOT FARM LLC
1640 METCALF RD

SHELBY NC 28150



IMPORTANT - FOR ADDRESS CHANGE:
<--- CHECK BOX TO LEFT AND PRINT CORRECT ADDRESS BELOW.

PRINTED: 3/22/2026

INTERNET

40379
COPY INTERNET

RECORDING FEE \$23.⁰⁰ REVENUES -0-

FILED in CLEVELAND County, NC
on Oct 04 2004 at 11:08:10 AM
by: BONNIE E. REECE
REGISTER OF DEEDS
BOOK 142B PAGE 1071

NORTH CAROLINA NON-WARRANTY DEED

Excise Tax: NO TAXABLE CONSIDERATION
Tax Lot No. _____ Parcel Identifier No. _____
Verified by _____ County on the _____ day of _____, 20____
Mail after recording to: Wells Jenkins Lucas & Jenkins PLLC
155 Sunnynoll Court, Suite 200, Winston-Salem, NC 27106
This instrument was prepared by: John L. Barber

Brief Description for the index 344 Wilson Road, Fallston, NC 28042

THIS DEED made August 1, 2004, by and between

GRANTORS	GRANTEE
Gary Alsobrook and wife Marcia W. Alsobrook 1611 Metcalf Road Shelby, NC 28150	Riverboot Farm, LLC a North Carolina limited liability company 1611 Metcalf Road Shelby, NC 28150

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g., corporation or partnership.

The designation Grantors and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantors, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these present do grant, bargain, sell and convey unto the Grantee in fee simple, all those certain lots or parcels of land situated in Cleveland County, North Carolina, and more particularly described as follows (the "Property"):

Parcel #1: the property described on Exhibit A attached and being that same property conveyed by R. Dale Dixon and wife, Jane D. Dixon, to the Grantors by Deed dated August 22, 1995 and recorded on October 6, 1995 at Book 1168 Page 672 of the Cleveland County Registry; and

Parcel #2: the property described on Exhibit B attached and being that same property conveyed by Michael Taylor Fussell and wife, Sheri Marshall Fussell, to the Grantors by Deed dated January 14, 2000 and recorded on January 18, 2000 at Book 1264 Page 0971 of the Cleveland County Registry.

A map showing the above described property is recorded in _____

TO HAVE AND TO HOLD aforesaid lots or parcels of land and all privileges and appurtenances thereto belonging to the Grantee. The Grantors make no warranty, express or implied, as to title to the Property hereinabove described and convey Parcel #1 subject to that certain Deed of Trust dated August 23, 1995 given by Gary Alsobrook and wife, Marcia W. Alsobrook (as Grantors) to Jerone C. Herring (as Trustee) for the benefit of Branch Banking & Trust Company as recorded on October 6, 1995 at Book 1168 Page 674 of the Cleveland County Registry and convey Parcel #2 subject to that certain Deed of Trust dated January 14, 2000 given by Gary Alsobrook and wife, Marcia W. Alsobrook (as Grantors) to Jerone C. Herring (as Trustee) for the benefit of Branch Banking & Trust Company as recorded on January 18, 2000 at Book 1264 Page 973 of the Cleveland County Registry.

COPY INTERNET

COPY INTERNET

INTERNET COPY INTERNET

