TO:
First American Title Insurance Company, their successors and/or assigns as their interests may appear;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3 ,4, 6(B), 7(B1), 8, 9, 13, 16, 17, 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED NOVEMBER 20, 2020

GARY W. KEYES, PLS L-4381

NOTES:
ISSUING AGENT: Morehead Title Company
ISSUING OFFICE: 4030 Wake Forest Rd, Ste 201, Raleigh, NC 27609

Commitment Number: R20-2544

Commitment Date: August 31, 2020 at 08:00 AM

The description shown hereon describes the same real estate as the record description in the above referenced commitment (RECORD DESCRIPTION SHOWN HEREON).

-BUILDINGS EXIST ON THIS PROPERTY AS SHOWN HEREON

-ENCROACHMENTS EXIST AND ARE SHOWN HEREON. ALSO SEE CERTAIN MATTERS THAT EXIST REGARDING THE RAILROAD RIGHT-OF-WAY. SEE RAILROAD NOTES.

-SUBSTANTIAL FEATURES OBSERVED DURING THE COURSE OF SURVEY ARE SHOWN HEREON.

-EARTHMOVING WORK WAS NOT OCCURRING DURING THE TIME OF SURVEY. SOME EVIDENCES OF CONSTRUCTION PROCESSES MAY EXIST ON SITE. SURVEYOR IS UNCERTAIN AS TO THE NATURE OR EXTENT OF ANY SUCH CONSTRUCTION WORK.

-NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP, CEMETERY OR SANITARY LANDFILL. ENVIRONMENTAL ASSESSMENTS ARE IN PROGRESS. NO ENVIRONMENTAL ASSESSMENT RESULTS PROVIDED TO SURVEYOR AT TIME OF SURVEY.

-REGARDING ROAD FRONTAGE, THESE PROPERTIES HAVE CONTIGUOUS FRONTAGE ON

- 5TH AVENUE (99' PUBLIC RIGHT-OF-WAY)
- MARTIN STREET (66' PUBLIC RIGHT-OF-WAY)
- 6TH STREET (66' PUBLIC RIGHT-OF-WAY)
- 7TH STREET (66' PUBLIC RIGHT-OF-WAY)

THE PROPERTIES HAVE DIRECT ACCESS VIA CURB CUTS AND DRIVEWAY CONNECTIONS AS SHOWN HEREON.

-NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES ARE AVAILABLE TO THE SURVEYOR AT THIS TIME

-UTILITY SHOWN BY VISIBLE EVIDENCE AND APPROXIMATE LOCATION AS SHOWN AND HEREON.

-NO 404 WETLAND MARKERS WERE OBSERVED DURING THE COURSE OF THIS SURVEY.

-THIS SURVEY WAS CONDUCTED USING A SPECTRA PRECISION FOCUS 35 TOTAL STATION EQUIPPED WITH ELECTRONIC DISTANCE MEASUREMENT. RELATIVE POSITIONAL PRECISION MEETS OR EXCEEDS ALTA/ACSM STANDARDS AS CALCULATED BY LATITUDES AND DEPARTURES.

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | S 70°44'22" W | 49.63 |
| L2 | S 67°53'43" W | 97.80 |
| L3 | S 66°19'51" W | 49.96 |
| L4 | S 68°33'32" W | 16.84 |

**RAILROAD R/W NOTES**
L1 THRU L4 ARE CHORD LINES RE-ESTABLISHED FROM DEED DESCRIPTION. SAID DESCRIPTION INSUFFICIENT TO ESTABLISH CURVE DATA. ACTUAL PROPERTY LINE IS AN UNIDENTIFIED CURVE OR CURVES TENDED BY THESE CHORDS.

RAILROAD RIGHT OF WAY IS SHOWN AS 50' AND 100' VIA DIFFERENT DOCUMENTS. SEE DOCUMENT REFERENCES AS SHOWN. CURRENT PARCEL LINES ARE PER THE DEED DESCRIPTION CONTAINED IN THIS SUBJECT TITLE COMITMENT.

TRACTS 1, 2, 3, 4 CITE 50' RAILROAD RIGHT OF WAY AS THE PROPERTY LINE.

EXHIBIT "A"
RECORD LEGAL DESCRIPTION

TRACT 1:
BEGINNING at the point of intersection of the northern line of Martin Street with the eastern line of Sixth Street. Running thence from said point of beginning with the eastern line of Sixth Street north 05 degrees 27 minutes west 147.00 feet to an iron pipe; thence north 84 degrees 33 minutes east 157.50 feet to an iron pipe in the western line of a 15.0 foot alley; thence with the western line of said alley south 05 degrees 27 minutes east 135.80 feet to a point in the northern right of way line of the Seaboard Coastline Railroad (50.0 foot right of way); thence with said right of way line as it curves to the west to a point; said point bears south 71 degrees 35 minutes 06 seconds west 49.92 feet chord distance from the preceding point; thence leaving said right of way line, and running with the northern line of Martin Street south 84 degrees 33 minutes west 108.84 feet to the point of beginning and containing 0.525 acres, more or less. Being all of Lots 22, 23, 24, 25, 26, 27 and 28, Block 559, of the City of Wilmington.

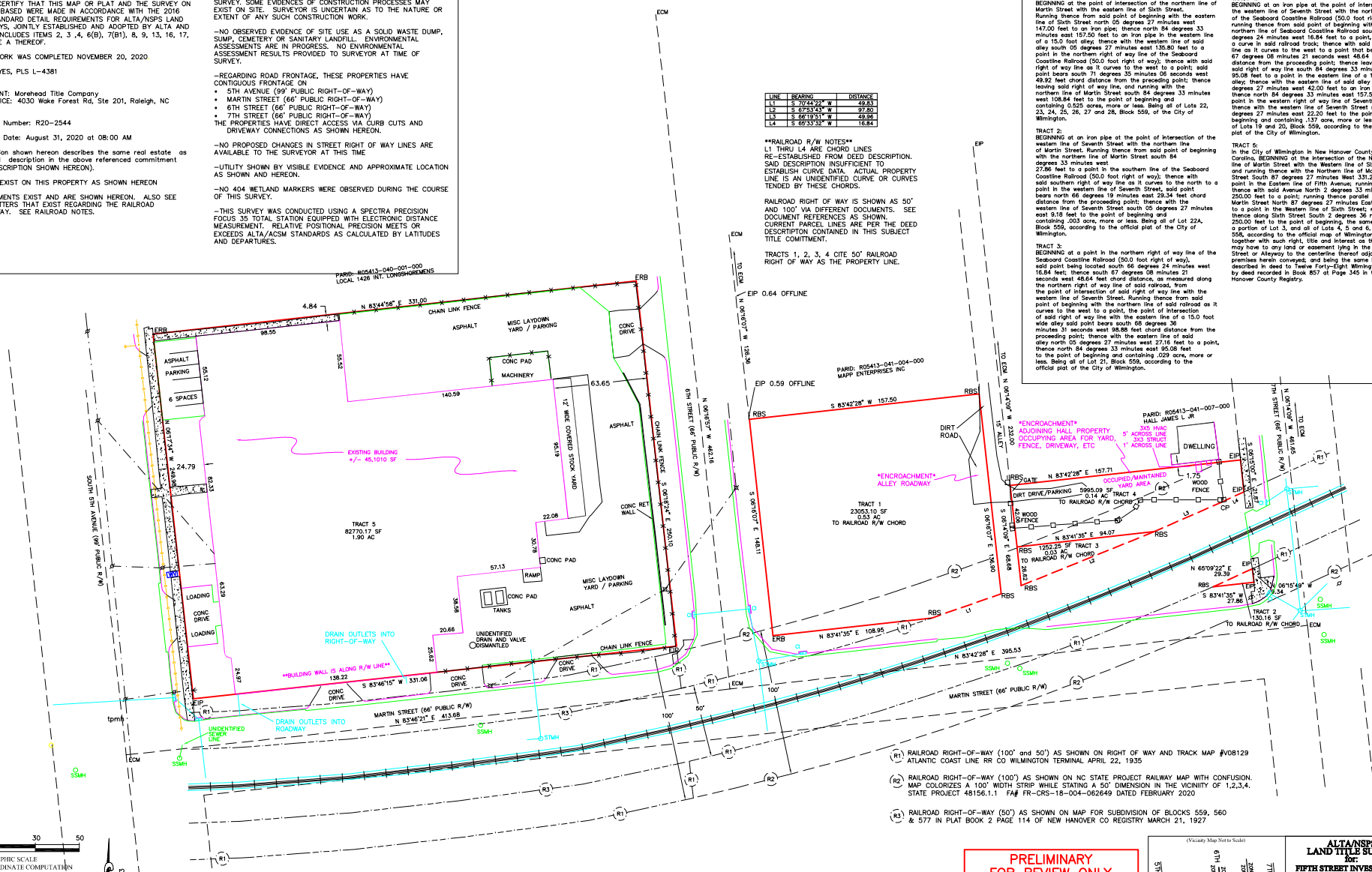
TRACT 2:
BEGINNING at an iron pipe at the point of intersection of the western line of Seventh Street with the northern line of Martin Street. Running thence from said point of beginning with the northern line of Martin Street south 84 degrees 33 minutes west 27.86 feet to a point in the southern line of the Seaboard Coastline Railroad (50.0 foot right of way); thence with said southern right of way line as it curves to the north to a point in the western line of Seventh Street, said point bears north 66 degrees 19 minutes east 29.34 feet chord distance from the proceeding point; thence with the western line of Seventh Street south 05 degrees 27 minutes east 9.18 feet to the point of beginning and containing .003 acre, more or less. Being all of Lot 22A, Block 556, according to the official plat of the City of Wilmington.

TRACT 3:
BEGINNING at a point in the northern right of way line of the Seaboard Coastline Railroad (50.0 foot right of way), said point being located south 66 degrees 24 minutes west 16.84 feet; thence south 67 degrees 08 minutes 21 seconds west 48.64 feet chord distance, as measured along the northern right of way line of said railroad, from the point of intersection of said right of way line with the western line of Seventh Street. Running thence from said point of beginning with the northern line of said railroad as it curves to the west to a point, the point of intersection of said right of way line with the eastern line of a 15.0 foot wide alley said point bears south 68 degrees 36 minutes 31 seconds west 98.88 feet chord distance from the proceeding point; thence with the eastern line of said alley north 05 degrees 27 minutes west 27.16 feet to a point, thence north 84 degrees 33 minutes east 95.08 feet to the point of beginning and containing .029 acre, more or less. Being all of Lot 21, Block 559, according to the official plat of the City of Wilmington.

EXHIBIT "A"
RECORD LEGAL DESCRIPTION (CONTINUED)

TRACT 4:
BEGINNING at an iron pipe at the point of intersection of the western line of Seventh Street with the northern line of the Seaboard Coastline Railroad (50.0 foot right of way). running thence from said point of beginning with the northern line of Seaboard Coastline Railroad south 66 degrees 24 minutes west 16.84 feet to a point, the P.C. of a curve in said railroad track; thence with said right of way line as it curves to the west to a point that bears south 67 degrees 08 minutes 21 seconds west 48.64 feet chord distance from the proceeding point; thence leaving said right of way line south 84 degrees 33 minutes west 95.08 feet to a point in the eastern line of a 15.0 foot alley; thence with the eastern line of said alley north 05 degrees 27 minutes west 42.00 feet to an iron pipe; thence north 84 degrees 33 minutes east 157.50 feet to a point in the western right of way line of Seventh Street; thence with the western line of Seventh Street south 05 degrees 27 minutes east 22.20 feet to the point of beginning and containing .137 acre, more or less. Being all of Lots 19 and 20, Block 559, according to the official plat of the City of Wilmington.

TRACT 5:
In the City of Wilmington in New Hanover County, North Carolina, BEGINNING at the intersection of the Northern line of Martin Street with the Western line of Sixth Street, and running thence with the Northern line of Martin Street South 87 degrees 27 minutes West 331.25 feet to a point in the Eastern line of Fifth Avenue; running thence with said Avenue North 2 degrees 33 minutes West 250.00 feet to a point; running thence parallel to Martin Street North 87 degrees 27 minutes East 331.04 feet to a point in the Western line of Sixth Street; running thence along Sixth Street South 2 degrees 36 minutes East 250.00 feet to the point of beginning, the same being a portion of Lot 3, and all of Lots 4, 5 and 6, of Block 558, according to the official map of Wilmington, N.C.; together with such right, title and interest as the grantor may have to any land or easement lying in the bed of any Street or Alleyway to the centerline thereof adjoining the premises herein conveyed; and being the same lands described in deed to Twelve Forty-Eight Wilmington Corp., by deed recorded in Book 857 at Page 345 in the New Hanover County Registry.




30 15 0 30 50
GRAPHIC SCALE
AREA BY COORDINATE COMPUTATION

GRID NORTH NAD 83

LEGEND:
EIP = EXISTING IRON PIPE
ERB = EXISTING REBAR
EPK = EXISTING PK NAIL
RBS = REBAR SET
PKS = PK NAIL SET
CI = CURB INLET
STMH = STORM MANHOLE
SSMH = SANITARY SEWER MANHOLE
CO = CLEANOUT (ANY TYPE)
LIGHT POLE
POWER POLE

THIS PROPERTY IS IN ZONE X AS SHOWN ON FEMA FLOOD HAZARD AREA MAPPING
Map Number: 3720312700K
Panel Effective Date: 8/28/2018

PRELIMINARY
FOR REVIEW ONLY
NOT FOR RECORDATION
CONVEYANCES OR SALES

REVISIONS:
REVISED 11/24/20 TO ADD ENCROACHING HVAC

| | |
|---|---|
| TOWNSHIP | WILMINGTON (CITY) |
| COUNTY | NEW HANOVER |
| STATE | NC |
| DATE | 09/14/20 |
| SCALE | 1" = 50' |

(Vicinity Map Not to Scale)
5TH, 6TH, 7TH, ZONE UMX, ZONE LI, ZONE RS, SITE, SITE, MARTIN
REPORTED ZONING: UMX, LI, AND R-5
PER CITY OF WILMINGTON ZONING ACCESSED 09/14/20


Gary W. Keyes Land Surveying, P.C.
NC Firm # C-4086
PO Box 1624 Wrightsville Beach, NC 28480
(910) 228-4775 keyessurveying@gmail.com


# ALTA/NSPS LAND TITLE SURVEY FOR: FIFTH STREET INVESTORS, LLC

MAILING: 10 S CARDINAL DR WILMINGTON, NC 28403
SITE(S): 1315 S 5TH AVENUE WILMINGTON, NC 28401

PARID: R05413-041-005-000 TRACT 1
PARID: R05413-041-005-000 TRACT 2
PARID: R05413-041-005-000 TRACT 3
PARID: R05413-041-006-000 TRACT 4
PARID: R05413-040-002-000 TRACT 5

JOB 20-0830 SHEET 1 OF 2