



EPM PARTNERS

341,250+/- SQUARE FEET ON 22.92 ACRES

**546 Harvey Faulk Road
Sanford, North Carolina**



BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

**EPM PARTNERS
FORMER THIS END UP FURNITURE
546 HARVEY FAULK ROAD
SANFORD, NC 27332**

SIZE:	Approximately 341,250 sq. ft.
GROUND:	Approximately 22.92 acres
NUMBER OF BUILDINGS:	One modern, single story industrial facility
DIMENSIONS:	Approximately 350' x 975'
DATES OF CONSTRUCTION:	1988, 1996 and 2000
CONDITION OF PROPERTY:	Excellent
CONSTRUCTION:	Floor: 6" reinforced concrete Walls: Insulated metal Roof: Insulated standing seam metal Columns: Steel
COLUMN SPACING:	25' x 50'
CEILING HEIGHT:	Approximately 15' 4" clear at the eaves and 21' 9" clear in the center.
LIGHTING:	LED fixtures with motion sensors installed September 2017
WATER:	Supplied by City of Sanford 12" main; 3" line
SEWER:	Supplied by City of Sanford 8" main
GAS:	Supplied by PSNC Energy

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SANFORD, NC
PAGE TWO**

POWER:

Supplied by Duke Energy

One 500 KVA and one 2500 KVA pad-mounted transformers

Total of 3,500 amps 480 / 277 volt, three phase, four wire interior switch gear.

HVAC:

Plant area is ventilated by wall fans and louvers. The office areas are air conditioned.

Heat for the plant is supplied by three 1,200,000 BTUH Cambridge natural gas fired space heaters – new in October 2017

SPRINKLER:

Approximately 85,000 sq. ft. on the north end of the building and approximately 43,750 sq. ft. on the south end of the building have ESFR coverage

The wet system covering the remaining warehouse area has a density of .35/3000.

2000 GPM @ 125 PSI fire pump with 235HP diesel engine

240,000 gallon water storage tank on site

RESTROOMS:

Office:

Men: 1 toilet, 1 urinal, 1 sink

Women: 2 toilets, 1 sink

Plant:

Men: 9 toilets, 9 urinals, 2 sinks and 2 half Bradley sinks, 1 shower

Women: 11 toilets, 7 sinks, 1 half Bradley sink, 1 shower

OFFICE:

Approximately 10,000 sq. ft. of interior office, including private offices, break room and restrooms

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SANFORD, NC
PAGE THREE**

TRUCK LOADING:

Front Wall:
Fifteen 9' x 10' dock high rolling steel doors with
levelers and seals – all doors replaced in August 2017
One 20'w x 15'h drive in door

Rear Wall:
Four 8' x 8' dock high doors for truck loading
One 8' x 8' dock high door that accesses an
exterior pad

PARKING:

Paved and marked parking for several hundred
vehicles

FORMER USE:

Wooden furniture manufacturing and distribution
and assembly

ZONING:

LI – Light Industrial

TAXES:

Parcel #: 9661-11-8520-00

2023 Assessed Value (next assessment 2027)

Building:	\$3,700,900
Land:	\$1,146,000
Total:	\$4,846,900

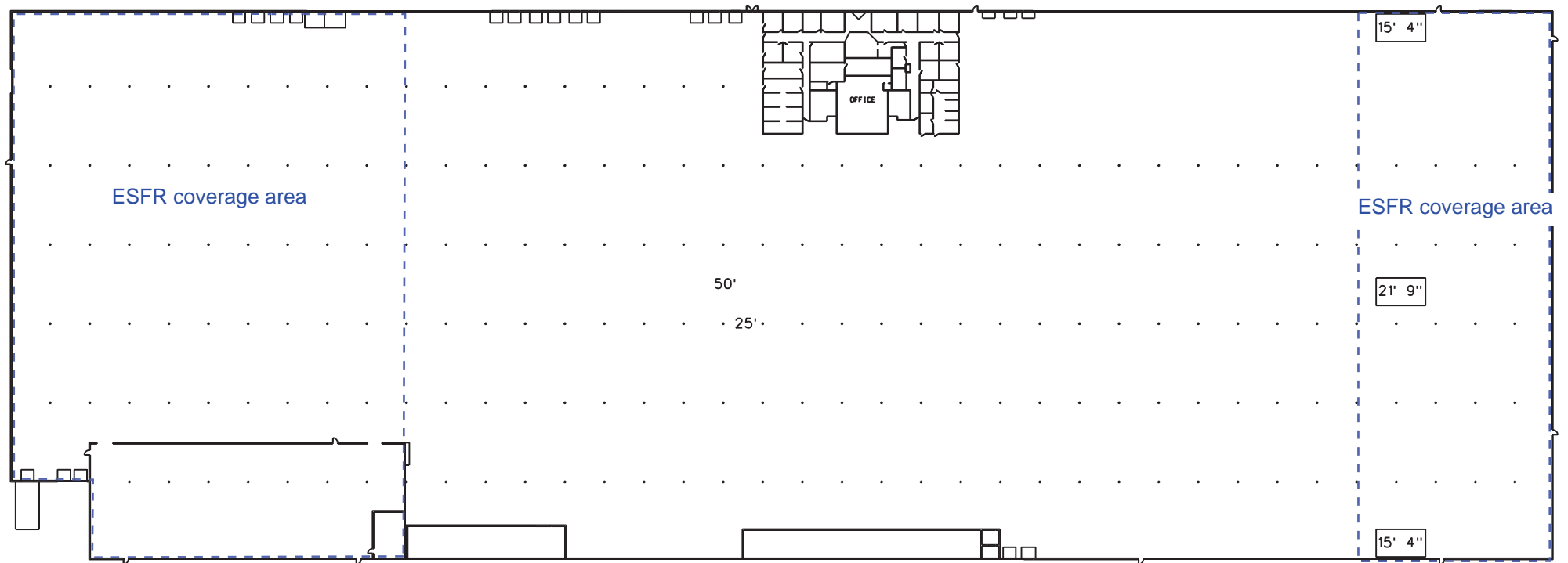
2024 Lee County tax rate: \$.65/\$100
2024 Sanford City tax rate: \$.535/\$100

TRANSPORTATION:

Facility is located just west of Highway 87 at the
southern terminus of the Highway 421 bypass
around Sanford.

MISCELLANEOUS:

Improvements are totally fenced

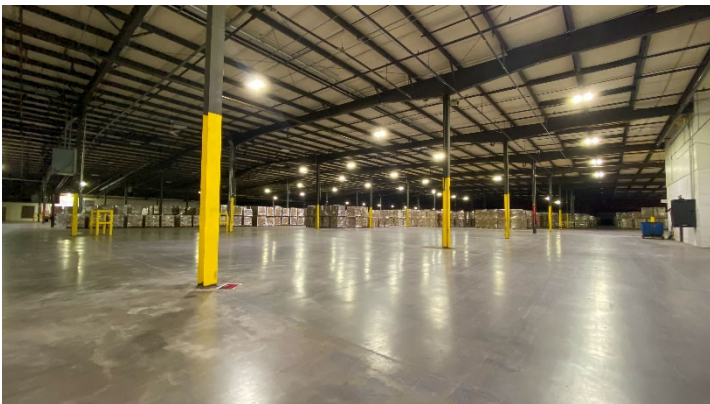


X' X" = CLEAR CEILING HEIGHTS

NOTE: INFORMATION CONTAINED IN THIS DRAWING
IS DERIVED FROM SOURCES DEEMED RELIABLE
BUT IS NOT WARRANTED.
DRAWING IS DIAGRAMMATIC. ALL LOCATIONS,
MEASUREMENTS, AND DIMENSIONS ARE APPROXIMATE.

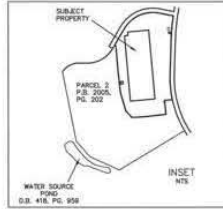
546 HARVEY FAULK RD
STANFORD NC

+/- 341,250 SF
+/- 22.92 ACRES



SCHEDULE B-2 EASEMENT NOTES

- Item 13 - Easements and/or rights of way to Carolina Power and Light Company recorded in Book 376, Page 533 are blotted in nature and are not plottable. All above-ground evidence of lines are shown hereon.
- Item 14 - Easements and/or rights of way to Helms Telephone Company recorded in Book 362, Page 144 and Book 362, Page 781 are blotted in nature and are not plottable. All above-ground evidence of lines are shown hereon.
- Item 15 - Easements, rights, privileges and benefits as set forth and described in the Deed of Easement dated June 10, 1988 and recorded June 30, 1988 in Book 418, Page 959 benefits subject property by allowing use and access to the water in the pond located approximately 550 feet to the southwest of subject property as shown hereon.
- Item 16 - Conditions, matters and setback lines as set forth on Plot in Cabinet 2005, Side 202 which affect subject property and are plottable are shown hereon.



Surveyor's General Notes:

- The survey was made in accordance with laws and Minimum Standards of the State of North Carolina.
- The property described herein is the same as the property described in Stewart Title Guaranty Company Title Commitment No. MTANC-080811 with an effective date of March 11, 2011 (the "Title Commitment") and that of easements, covenants and restrictions referenced in the Title Commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted in this report on the subject property.
- Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA) as Flood Insurance Rate Map No. 211944400, with a date of identification of September 6, 2006, for Community No. 370141, in Lee County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said premises is situated. The property does not lie in a special flood hazard zone.
- The total number of striped parking spaces on the subject property is 231, including 2 designated handicap spaces and 52 designated truck access spaces.
- The property has direct access to Robert E. Lee Drive and Harvey Faulk Road, dedicated public streets or highways.
- The property does not lie within any area subject to regulation by Federal, state or municipal authority as inland or coastal wetlands, flood, estuary or the like.
- Visible above ground evidence of municipal water, storm sewer facilities and telephone, gas and electric services of public utilities exists in the locations indicated thereon.
- The square footage of each parcel delineated on the survey is as set forth thereon, all such parcels are contiguous without any strips, gaps or gaps existing between any of said parcels, and said parcels, when combined, form and create one complete and uninterupted parcel without any strips, gaps or gaps.
- There is no observed evidence of current earth moving work, building construction or building additions and is listed as follows and shows hereon:
- There no proposed changes in street right of way lines, according to City of Sanford and North Carolina Department of Transportation. There is no observed evidence of recent street or sidewalk construction or repairs as noted below and shows hereon.
- There is no observed evidence of use as a cemetery, solid waste dump, septic or sanitary landfill except as noted below and shows hereon.
- Reference used in the preparation of this survey:
Plot Book 2005, Page 202
Plot Book 1983, Page 637
Deed Book 1980, Page 8

LEGEND OF SYMBOLS:

- EXISTING IRON PIPE
- DOLLAR
- SANITARY SINKER MARKER
- SANITARY SINKER CLEANSOUT
- POST INDICATOR VALVE
- FIRE DEPARTMENT CONNECTION
- BACK FLOW PREVENTER
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- TELEPHONE PEDESTAL
- AIR CONDITIONING UNIT
- ELECTRIC BOX
- GAS METER
- LIGHT POLE
- UTILITY POLE
- CURB INLET
- YARD INLET
- FLARED END-SECTION
- STORM DRAIN
- OVERHEAD UTILITY LINE
- UNDERGROUND POWER LINE
- SANITARY SINKER LINE
- WATER LINE
- FENCE LINE
- CONCRETE AREA

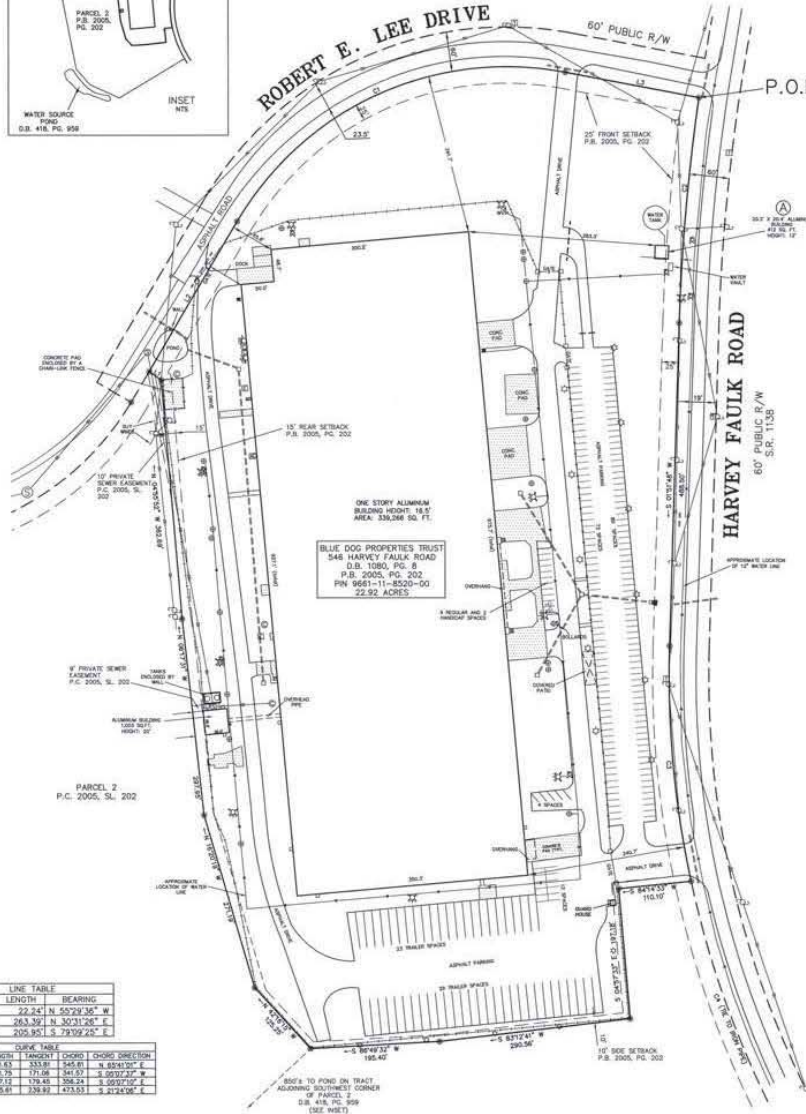
LIST OF POSSIBLE ENCROACHMENTS:

- ① BUILDING ENCROACHES INTO FRONT YARD SETBACK

LAND AREA:
72.92 ACRES
998,359 SQ.FT.

LINE	LENGTH	BEARING
L1	22.24' N. 50°22'36" W.	
L2	263.32' N. 30°21'26" E.	
L3	205.95' S. 78°09'24" E.	

CURVE	RADIUS	LENGTH	CHORD	CHORD DIRECTION
C1	473.91'	581.63'	233.91'	S 45°16'04" E
C2	399.91'	541.79'	211.46'	S 60°02'29" E
C3	1465.16'	307.12'	179.40'	S 28°21'26" E
C4	1465.16'	307.12'	179.40'	S 28°21'26" E



SURVEYOR'S CERTIFICATE

To: Commonwealth REIT, a Maryland real estate investment trust, its assignees and nominees
Stewart Title Guaranty Company, its assignees and nominees and Madison Title Agency, its assignees and nominees.

This is to certify that this map is a true and correct copy of the survey on which it is based and was made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ALTA and NCPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 and 21 of Table A thereof.

The field work was completed on MARCH 11, 2013.

Date of This Map: APRIL 19, 2013

Surveyor's Signature: *[Signature]*
KYLE S. BARNES, L.S. 14275
KSB@kbsurvey.com

Seal: *[Seal]*
KYLE S. BARNES
SURVEYOR
NORTH CAROLINA
14275

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Sanford, County of Lee, State of North Carolina.

Being that certain parcel of land shown as Parcel 1, recorded at Plot Cabinet 2005, Side 202 of the Lee County Registry, and being more particularly described as follows:

Beginning at an iron pipe located at the intersection of the western right of way line of Harvey Faulk Road and the southern right of way line of Robert E. Lee Drive; thence following the western right of way line of said Harvey Faulk Road along the arc of a curve to the left having a radius of 2,999.91 feet, an arc length of 341.75 feet and a chord of South 10°07'37" West 241.57 feet to an iron pipe; thence South 01°51'48" West 468.50 feet to an iron pipe; thence along the arc of a curve to the left having a radius of 1,465.16 feet, an arc length of 357.12 feet and a chord of South 02°07'37" East 306.24 feet to a new iron pipe; thence leaving said right of way of Harvey Faulk Road South 84°14'33" West 110.10 feet to a new iron pipe; thence South 04°57'33" East 197.18 feet to a new iron pipe; thence South 83°12'41" West 290.56 feet to a new iron pipe; thence South 88°49'32" West 195.40 feet to a new iron pipe; thence North 42°14'57" West 125.25 feet to a new iron pipe; thence North 18°20'15" West 271.19 feet to a new iron pipe; thence North 06°17'31" West 297.95 feet to a new iron pipe; thence North 04°55'32" West 382.69 feet to a new iron pipe; thence North 50°29'46" West 22.24 feet to a new iron pipe located on the southern right of way line of the aforementioned Robert E. Lee Drive; thence along said right of way of Robert E. Lee Drive North 30°31'26" East 283.39 feet to an iron pipe; thence along the arc of a curve to the right having a radius of 473.91 feet, an arc length of 581.63 feet and a chord of North 80°41'01" East 545.81 feet; thence South 79°09'25" East 205.95 feet to the POINT OF BEGINNING, containing 22.92 acres, more or less.

ZONING INFORMATION.

ZONING DISTRICT: LI (LIGHT INDUSTRIAL)

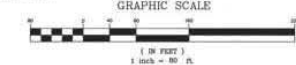
SETBACKS: UNIFIED DEVELOPMENT ORDINANCE WAS MODIFIED IN 2006. SETBACKS WERE CHANGED. SETBACK SHOWN ON SURVEY TAKEN FROM RECORDED PLAT AT HAND.

FRONT: 30'
SIDE: 5'
REAR: 0'

EXISTING BUILDING HEIGHT AT HIGHEST POINT: 10.5'
MAXIMUM BUILDING HEIGHT PERMITTED: NO RESTRICTION
MINIMUM LOT WIDTH: 201' 100'
EXISTING LOT WIDTH: 488' 395'
MAXIMUM IMPERVIOUS COVERAGE: 80%
EXISTING SQUARE FOOTAGE OF BUILDINGS: 140,479
EXISTING IMPERVIOUS AREA: 362,112 (58.3%)

REQUIRED PARKING SPACES: 200
EXISTING PARKING SPACES: 231 (INCLUDING 52 TRAILER SPACES)

ZONING SOURCE: FEA REPORT PREPARED FOR 546 HARVEY FAULK ROAD; FOR NO. 64078-14, DATED 3-29-2011.



No.	REVISIONS	Date
1	CERTIFY PAPERS	4/19/2013
2	ISSUED NOTES	4/19/2013

COORDINATED BY:	
SMITH-ROBERTS NATIONAL CORPORATION	
130 NE 5th Street OKLAHOMA CITY, OK 73104 800.417.2015 www.smith-roberts.com	

ALTA/ACSM LAND TITLE SURVEY
BLUE DOG PROPERTIES TRUST
546 HARVEY FAULK ROAD
SANFORD, LEE COUNTY, NORTH CAROLINA 27332

THE JOHN R. McADAMS COMPANY, INC.
11201 CANNON COWBOY BOULEVARD, SUITE 111
CHARLOTTE, NORTH CAROLINA 28268
(704) 567-0800

DRAWN BY: KSB
DATE: MARCH 25, 2013

SCALE: 1"=80'
FILE: SRA13000-AT.dwg



546 HARVEY FAULK ROAD
SANFORD, NC 27332