

To (i) Daimler Truck Financial Services USA LLC, and/or its successors and assigns, as their interests may appear, (ii) Chicago Title Insurance Company, and/or its successors and assigns, as their interest may appear, (iii) MGIS Holdings, LLC, and/or its successors and assigns, as their interest may appear

The field work was completed on March 14, 2022.

Executed this 11th day of April, 2022.
Registration No. L-3330

Peter E. Glud
621 Eugene Court
Greensboro, NC 27401

No portion of this property is located in a 100 Year Flood Plain or in an identified "flood prone area", (Zone X) as defined by FEMA and U.S. Department of Homeland Security, Community-Panel Number - 3710782400 J and 3710782500 J pursuant to the National Flood Insurance Program, dated June 18, 2007, as amended.

CHICAGO TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 22-290916, COMMITMENT DATE FEBRUARY 14, 2022 @ 5:00 P.M.

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or assessments for the year 2022, and subsequent years, not yet due or payable.
3. Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 152, Page 45.
4. a) Existing Norfolk Southern Railway.
b) Right-of-way dedicated to City of Greensboro.
5. Easements and/or Right(s) of Way to Southern Railway Company recorded in Book 232, Page 554 and Book 232, Page 558, Guilford County Registry, 20' railroad right-of-way, referenced and shown on survey.
5. Easement(s) to Duke Power Company recorded in Book 3862, Page 90, Guilford County Registry. Esmt. is blanket in nature and not platted.
6. Drainage Easement recorded in Book 5413, Page 176, Guilford County Registry. Drainage easement, to N.C.D.O.T. platted and referenced on survey.
7. Title to that portion of the Land, if any lying within the railroad right of way extending up to one hundred feet (100') on each side of the tracks or two hundred feet (200') in total width, whichever is greater.
8. Rights of way, railroad, switch tracks, spur tracks, railway facilities, easements, and other related interests, if any, on and across the Land.
9. Rights of Origin Acoustics, LLC, as tenant only under an unrecorded lease dated July 6, 2016.
10. Rights of tenants in possession, as tenants only under unrecorded leases.
11. The correctness of the square footage/acreage computation contained in the description of the Land is not insured.
12. Any discrepancy, conflict, matters regarding acreage, shortage in area or boundary lines, encroachment, encumbrance, violation, violation, overlap, setback, easement or claims of easement, riparian right, and title within roads, ways, railroads, watercourses, bridle grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.

BEGINNING at an existing iron pipe in the western margin of the right of way of American Avenue (Public, Pl 32, Pg. 60) [60'-Right-of-Way] at the southeast corner of Farmington on Farmington; from said intersection, South 89° 50' 30" West 156.30 feet to an existing iron pipe; (2) along a curve to the right having a radius of 4710.00 feet, a chord bearing and distance of South 10° 13' 36" West 94.26 feet to an existing iron pipe; (3) South 67° 23' 10" West 81.74 feet to an existing iron pipe; (4) along a curve to the left having a radius of 2143.45 feet, a chord bearing and distance of South 10° 50' 59" West 156.30 feet to an existing iron pipe; (5) South 55° 18' 00" West 416.66 feet to a new iron pipe; and (6) along a curve to the left having a radius of 2050.00 feet, a chord bearing and distance of North 10° 50' 59" West 156.30 feet to an existing iron pipe; thence along the northern margin of the right of way of Sherrin Road, the following (1) courses and distances: (1) North 71° 42' 18" East 58.92 feet to an existing iron pipe; (2) along a curve to the right having a radius of 2200.00 feet, a chord bearing and distance of North 66° 29' 39" West 123.50 feet to an existing iron pipe; (3) North 59° 39' 31" West 259.08 feet to a compound point; and (4) along a curve to the left having a radius of 2050.00 feet, a chord bearing and distance of North 10° 50' 59" West 156.30 feet to an existing iron pipe; thence along the eastern line of the said Highway/Forsyth Limited Partnership, Deed recorded in C-461, Page 235, Gulfport County Register; thence along the eastern line of the said Highway/Forsyth Limited Partnership; north 04° 14' 41" East 420.44 feet to an existing iron pipe, corner with property now owned by Jacob C. Sone; to which reference is made above; thence along the southern line of the said Jacob C. Sone property South 89° 50' 30" West 156.30 feet to an existing iron pipe in the western margin of the right of way of American Avenue (Public, Pl 32, Pg. 60) [60'-Right-of-Way];

WITNESSED my hand and seal of office this 11th day of December, A.D. 2008.

JUNE T. COOPER, Notary Public for the State of Mississippi, My Commission Expires June 1, 2009, last revised July 24, 2008 and entered "ALTA&GAS SURVEY FOR WHITE & CASE LLP - 21" AMERICAN AVENUE" bearing Plan Sheet No. C-240.

ACCORDING TO THE CITY OF GREENSBORO PLANNING DEPARTMENT
THIS PROPERTY IS ZONED LI (LIGHT INDUSTRIAL)

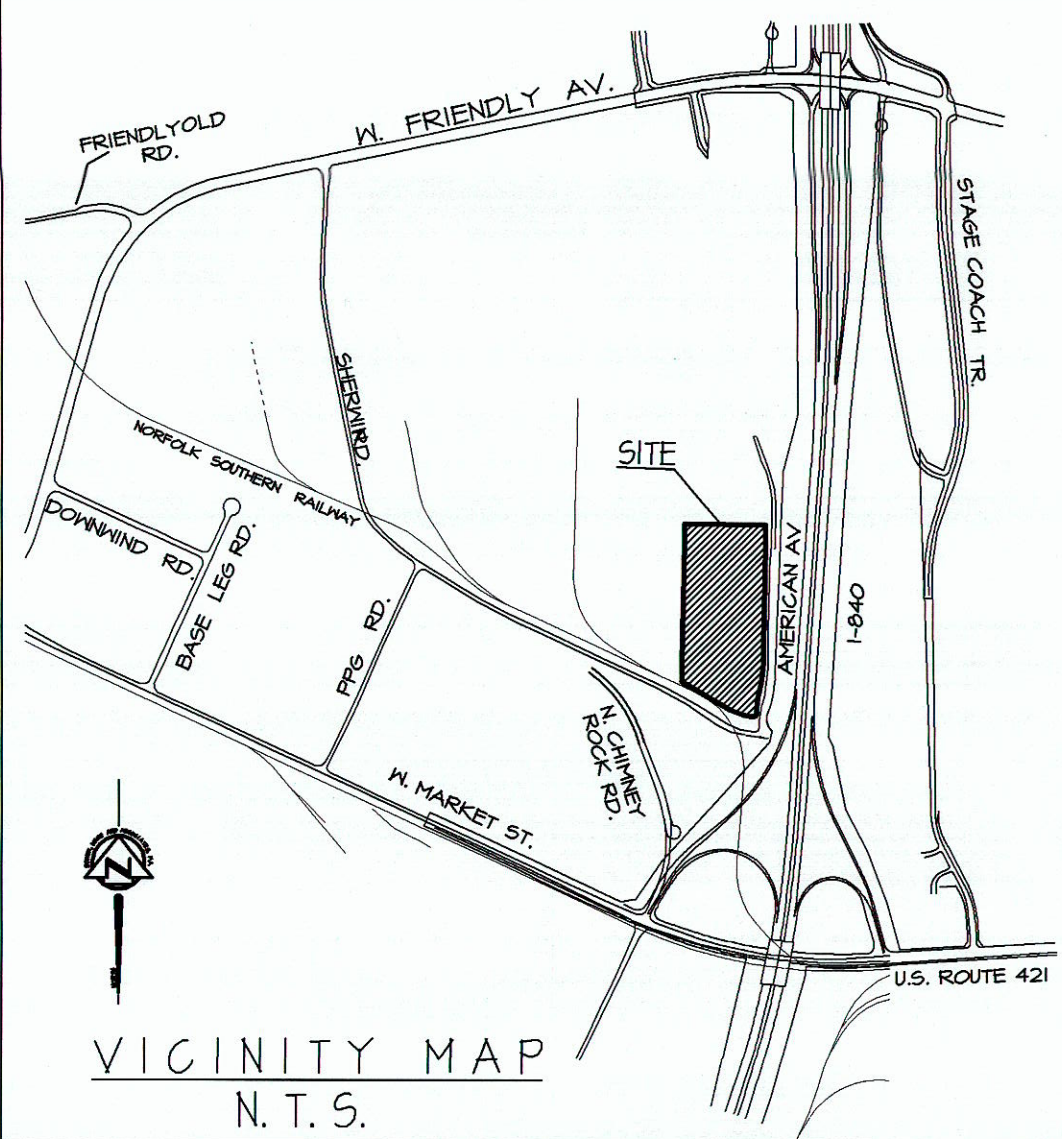
SETBACK FROM RIGHT-OF-WAY	25' FROM R/W - 50' FROM C. OF AMERICAN AVE.
SETBACK FROM RIGHT-OF-WAY	25' FROM R/W - 50' FROM C. OF SHERWIN RD.
SETBACK FROM INTERIOR LINES	0'
HEIGHT RESTRICTIONS	50'

PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRE BY ZONING
REGULAR	307 SPACES	43 SPACES
HANDICAP	9 SPACES	8 SPACES
TOTAL	316 SPACES	51 SPACES

TOTAL DOES NOT INCLUDE THE 11 TRUCK DOCKING SPACES.
(SUBJECT TO ZONING REPORT PROVIDED BY CLIENT)

TOTAL AREA 11.02 ± ACRES (479,863 SQ. FT.)

TAX PIN REFERENCE	782499055
TAX PARCEL REFERENCE	99340
DEED REFERENCE	D.B. 8540, P. 1
PLAT REFERENCE	P.B. 132, P. 6



AREA DETERMINED BY COORDINATE METHOD
ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN
U.S. SURVEY FEET.
LINES SHOWN DASHED ARE NOT A PART OF THIS
SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON

THERE WAS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN MINIMUM ALLOWABLE BOUNDARIES FOR ALTAEMPS LAND TITLE SURVEYS.

THERE WAS NO OBSERVABLE EVIDENCE OF A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE WAS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN FIELD MEASUREMENTS.

ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN MINIMUM ALLOWABLE DISTANCE AND CORNER REQUIREMENTS FOR FAMILY BURIAL GROUNDS WHICH CONTROL LAND BOUNDARIES FOR ALTAEMPS LAND TITLE SURVEYS.

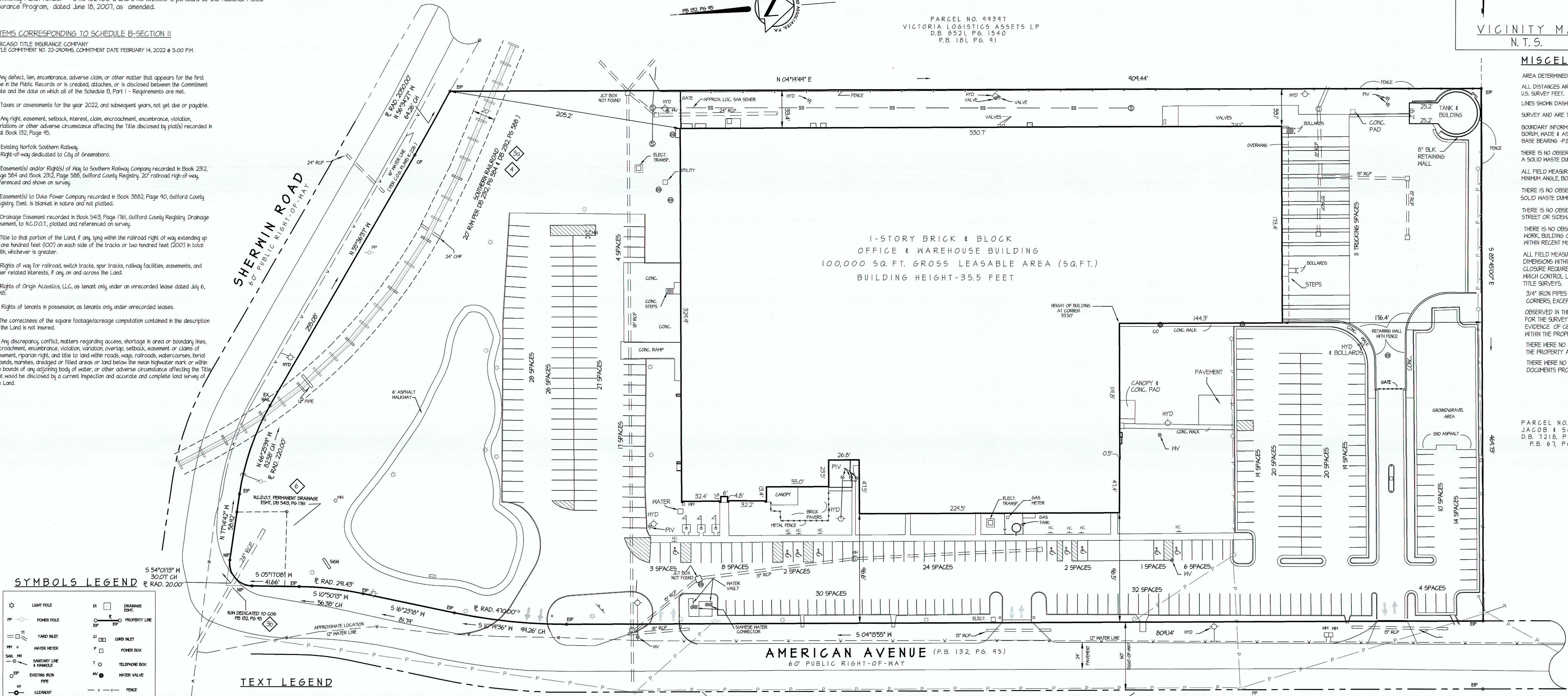
3/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.

OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK FOR THE SURVEY, THERE WAS NO ABOVE GROUND VISIBLE EVIDENCE OF ANY TYPE OF FAMILY BURIAL GROUNDS FOUND WITHIN THE PROPERTY BOUNDARIES.

THERE WERE NO DELINEATED WETLAND MARKERS OBSERVED ON THE PROPERTY AT THE TIME OF THE SURVEY.


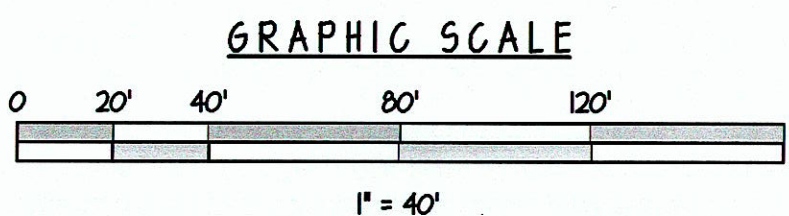
THERE WERE NO OFFSITE ESMTS. OR SERVICES DISCLOSED IN DOCUMENTS PROVIDED TO THE SURVEYOR.

PARCEL NO. 99349
JACOB & SONS, LLC
D.B. 7218, PG. 2575
P.B. 67, PG. 55



- 1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES .
SURFACE GROUND MARKINGS WERE SURVEYED TO DETERMINE THE LOCATIONS OF ANY SUBTERRANEAN USES.
- 2) BEFORE DIGGING IN THIS AREA, CALL "N.C. ONE CALL CENTER" 1-800-632-4444
FOR FIELD LOCATIONS (REQUESTED FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

(U-2524BA)



BWA

Engineers
Planners
Surveyors

Forum, Wade and Associates, P.A.

621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.forum-wade.com
N.C. License #: C-0868

SEALS:

PROJECT:

ALTA/NSPS LAND TITLE SURVEY FOR
DAIMLER TRUCK
FINANCIAL SERVICES USA, LLC

2211 AMERICAN AVENUE
WHEED TOWNSHIP, GUILFORD COUNTY
GREENSBORO, NORTH CAROLINA

OWNER/DEVELOPER:

DRAWN BY:	PEG
DATE:	APRIL 1, 2022
REVISIONS:	APRIL 8, 2022

SHEET TITLE: ALTA/NSPS
SURVEY

FILE NO: F:\MISC\ASBUILTS\211 AMERICAN
DRAWING SCALE: 1"=10'

PLAN SHEET NO.

C-1290