

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

SCHEDULE B PART II

ISSUED BY STEWART TITLE GUARANTY COMPANY

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not published or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 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. -NOT A SURVEY MATTER-

2. STANDARD EXCEPTIONS:

- a. Rights or claims of parties in possession not shown by the public records. -NONE FOUND-
b. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey and inspection of the premises. -ILLUSTRATED ON SURVEY-
c. Easements, or claims of easements, not shown by the public records. -ILLUSTRATED ON SURVEY-
d. Any lien, or right to a lien, for services, labor, or material hereto or hereafter furnished, imposed by law and not shown by the public records. -NOT A SURVEY MATTER-
e. Any titles or rights asserted by anyone including but not limited to, persons, corporations, governments or other entities, to tide lands, or lands comprising the shores or bottoms of navigable rivers, lakes, bays, oceans or gulf, or lands beyond the line of the harbor or bulkhead lines as established or changed by the United States Government or water rights, if any. -NONE FOUND-
f. Taxes or special assessments which are not shown as existing liens by the public records. -NOT A SURVEY MATTER-

SPECIAL EXCEPTIONS:

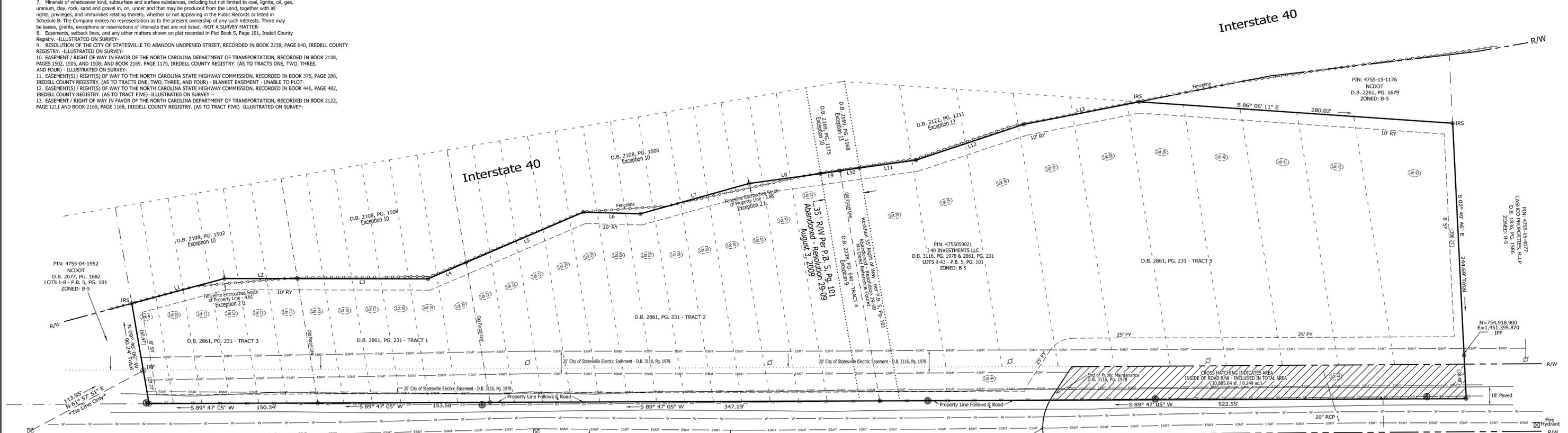
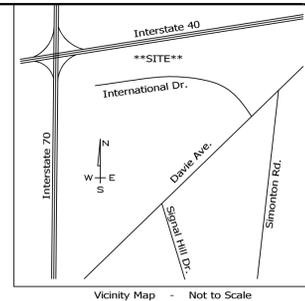
- 3. Taxes for the year 2024, which are currently past-due and delinquent, and subsequent years. -NOT A SURVEY MATTER-
4. Rights of tenants in possession under unrecorded leases. -NOT A SURVEY MATTER-
5. Any inaccuracy in the area, square footage or acreage of the Land or attached plat, if any. The Company does not insure the area, square footage or acreage of the Land. -ILLUSTRATED ON SURVEY-
6. Rights of the public, county, state or municipality in and to that portion of the land taken or used for road purposes. -ILLUSTRATED ON SURVEY-
7. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed. -NOT A SURVEY MATTER-
8. Easements, setback lines, and any other matters shown on plat recorded in Plat Book 5, Page 101, Iredell County Registry. -ILLUSTRATED ON SURVEY-
9. RESOLUTION OF THE CITY OF STATESVILLE TO ABANDON UNOPENED STREET, RECORDED IN BOOK 2238, PAGE 640, IREDELL COUNTY REGISTRY. -ILLUSTRATED ON SURVEY-
10. EASEMENT / RIGHT OF WAY IN FAVOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 2108, PAGES 1502, 1505, AND 1508; AND BOOK 2169, PAGE 1175, IREDELL COUNTY REGISTRY. (AS TO TRACTS ONE, TWO, THREE, AND FOUR) -ILLUSTRATED ON SURVEY-
11. EASEMENT(S) / RIGHT(S) OF WAY TO THE NORTH CAROLINA STATE HIGHWAY COMMISSION, RECORDED IN BOOK 375, PAGE 286, IREDELL COUNTY REGISTRY. (AS TO TRACTS ONE, TWO, THREE, AND FOUR) -BLANKET EASEMENT - UNABLE TO PLOT-
12. EASEMENT(S) / RIGHT(S) OF WAY TO THE NORTH CAROLINA STATE HIGHWAY COMMISSION, RECORDED IN BOOK 446, PAGE 482, IREDELL COUNTY REGISTRY. (AS TO TRACT FIVE) -ILLUSTRATED ON SURVEY-
13. EASEMENT / RIGHT OF WAY IN FAVOR OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION, RECORDED IN BOOK 2122, PAGE 1211 AND BOOK 2169, PAGE 1168, IREDELL COUNTY REGISTRY. (AS TO TRACT FIVE) -ILLUSTRATED ON SURVEY-

CURRENT LEGAL DESCRIPTION

EXHIBIT A

Beginning at a found iron pipe located in the western boundary line of Cashto Properties RLLP, now or formerly (Deed Book 1836 Page 1586), said iron pipe is located at N= 754,918.900 E= 1,451,395.870; thence South 02 degrees 49 minutes 46 seconds East 38.48 feet to a computed point within the right of way of International Drive (Plat Book 05 Page 101); thence within the right of way of International Drive the following four (4) bearing and distance: (1) South 89 degrees 47 minutes 05 seconds West 522.55 feet to a computed point within the right of way of International Drive; (2) South 89 degrees 47 minutes 05 seconds West 347.19 feet to a computed point within the right of way of International Drive; (3) South 89 degrees 47 minutes 05 seconds West 153.58 feet to a computed point within the right of way of International Drive; and (4) South 89 degrees 47 minutes 05 seconds West 150.34 feet to a computed point within the right of way of International Drive; thence North 09 degrees 46 minutes 06 seconds West 50.24 feet (passing through a found rebar at 29.77 feet) to an iron rod set; thence North 75 degrees 00 minutes 10 seconds East 85.38 feet; thence South 89 degrees 54 minutes 28 seconds East 65.09 feet; thence South 89 degrees 55 minutes 02 seconds East 116.39 feet; thence North 66 degrees 51 minutes 05 seconds East 37.00 feet; thence North 66 degrees 51 minutes 05 seconds East 113.40 feet; thence South 88 degrees 26 minutes 56 seconds East 51.00 feet; thence North 74 degrees 31 minutes 50 seconds East 100.50 feet; thence North 82 degrees 01 seconds East 64.30 feet; thence North 81 degrees 43 minutes 00 seconds East 17.51 feet; thence North 81 degrees 43 minutes 00 seconds East 17.51 feet; thence North 82 degrees 09 minutes 01 seconds East 50.70 feet; thence North 71 degrees 42 minutes 38 seconds East 101.10 feet; thence North 78 degrees 58 minutes 06 seconds East 104.80 feet to an iron rod set; thence South 86 degrees 06 minutes 11 seconds East 280.02 feet to an iron rod set; thence South 02 degrees 49 minutes 46 seconds East 206.21 feet to the point and place of beginning and being

5.138 acres more or less in accordance with a survey prepared by Matthew I Grant, PLS dated October 08 2021. A copy of the survey is attached hereto and incorporated herein by reference. Being all the property presently identified by Iredell County Tax Parcel Identification Nos.: 4755.04.6947, 4755.15.1002, 4755.05.2031 and 4755.04.4908. For back title reference see Deed Book 2238, Page 640, Deed Book 1222, Page 4492, Book 388, Book 280, page 242, and Deed Book 190, page 84, Iredell County Registry.



Declaration of Roadway Withdrawal - D.B. 3116, Pg. 1978

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International Drive 60' Public R/W Illustrated

FLOOD INFORMATION: THE SUBJECT PROPERTY IS NOT IN A "SPECIAL HAZARD AREA" AS SHOWN ON HUD/FIA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 3710475500 EFFECTIVE DATE 03-18-08.

ZONING: PROPERTY IS ZONED: B-5 - CITY OF STATESVILLE ZONING JURISDICTION. PROPERTY IS SUBJECT TO A 25' FRONT YARD (FY), 10' REAR YARD (RY), & 8' SIDE YARD (SY) - MINIMUM BUILDING SETBACK LINE PER CITY OF STATESVILLE ZONING ORDINANCE.

- LEGEND: IPF - IRON PIPE FOUND, IRF - IRON REBAR FOUND, IRS - IRON REBAR SET, RCP - REINFORCED CONCRETE PIPE, R/W - RIGHT OF WAY, WM - WATER METER, W - WELL, CP - CONCRETE POINT, SM - SEWER MANHOLE, W - WATERLINE, SS - SEWERLINE

REFERENCE: BEING ALL OF LOTS 9-43 - H. SHELTON MILLER SUBDIVISION - AS RECORDED IN P.B. 5, PG. 101 - IREDELL COUNTY REGISTRY.

CITY OF STATESVILLE EASEMENTS PER: D.B. 3116, PG. 1978: - WHEREAS, a 20ft electric easement will be maintained for the City of Statesville's electric line along this portion of International Drive; and - WHEREAS, a 20ft sewer easement will be maintained for the City of Statesville's sewer line along this portion of International Drive; and - WHEREAS, a 20ft water easement will be maintained for the City of Statesville's water line along this portion of International Drive; and

To: NORTON PROPERTY, LLC, its successors and assigns. PINNACLE BANK, a national banking association, as administrative agent for the Lenders, together with its successors and assigns: This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1-5, 6, 8, 9, 11a, 13, 14, 16, 17, 18, & 19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that all buildings and structures lie wholly within all applicable building lines, if any, and do not violate any restriction or other recorded agreement set forth in Commitment for Title Insurance, Commitment No. 25000140027 for the subject premises dated JANUARY 29, 2025, issued by STEWART TITLE GUARANTY COMPANY on behalf of NORTON PROPERTY, LLC, LLC, A TENNESSEE CAROLINA LIMITED LIABILITY COMPANY; that pursuant to FEMA community number 3710 and panel number 47550001 effective date March 18, 2008, the subject premises are not in a designated flood zone and the survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/NSPS Land Title Surveys".

THE SURVEYOR EXPRESSLY UNDERSTANDS AND AGREES THAT (a) THIS CERTIFICATE IS MADE TO INDUCE NORTON PROPERTY, LLC, LLC, TO OBTAIN A LOAN ON THE PROPERTY, LENDER TO MAKE A LOAN ON THE PROPERTY, AND STEWART TITLE GUARANTY COMPANY TO ISSUE A LENDERS POLICY OF TITLE INSURANCE AND OWNER'S POLICY OF TITLE INSURANCE INSURING THE FULL INDEFEASIBLE FEE SIMPLE TITLE TO BORROWER, BORROWER AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS MAP OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS AND UPON THIS CERTIFICATE AS BEING TRUE AND ACCURATE; AND (b) THE CONSIDERATION PAID TO THE SURVEYOR FOR THE PREPARATION AND CERTIFICATION OF SUCH SURVEY HAS BEEN PAID, IN PART, FOR THE BENEFIT OF BORROWER, LENDER AND TITLE COMPANY AND IS ANTICIPATED OF THEIR RELIANCE HEREON.

EXECUTED THIS 31ST DAY OF MARCH, 2025.

BY: [Signature]



Table with 2 columns: LINE, BEARING, DISTANCE. Lists lines L1 through L13 with their respective bearings and distances.

Total Area: 5.138 AC. 223,779.60 SF.



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Table with 2 columns: DRAWN BY: SMS, CHECKED BY: WMJ, DEED REF: 3116-1978, PIN NO: 4755059021, DATE OF MAP: 03-27-2025, SURVEY DATE: 03-26-2025, REVISION: DRAWING FILE: 20250315-ALTA, INTERNATIONAL DRIVE - STATESVILLE, N.C. 28625, STATESVILLE TOWNSHIP --- IREDELL COUNTY --- NORTH CAROLINA