

ITEMS CORRESPONDING TO SCHEDULE B-II

- SCHEDULE B ITEMS NOT LISTED BELOW ARE NOT CONSIDERED TO BE SURVEY RELATED MATTERS.
- (15) RESTRICTIONS APPEARING OF RECORD IN BOOK 5339 AT PAGE 349, BOOK 4364 AT PAGE 916, BOOK 4395 AT PAGE 835 AND BOOK 35415 AT PAGE 809. DB 4395, PG 835 - DOES NOT PERTAIN TO SUBJECT PROPERTY. DB 5339, PG 349 - BLANKET IN NATURE. DB 4364, PG 916 - DOCUMENT HAS EXPIRED. DB 35415, PG 809 - BURDENS/BENEFITS SUBJECT PROPERTY, PLOTTABLE ITEMS NOTED/SHOWN HEREON, OTHERWISE BLANKET IN NATURE.
 - (16) MATTERS SHOWN ON RECORDED PLAT BOOK 67 AT PLAT PAGE 926 INCLUDING PROPOSED INGRESS/EGRESS EASEMENT AND COMMON USE PARKING LOT LOCATED ON THE LAND. APPLICABLE ITEMS PLOTTED/NOTED HEREON.

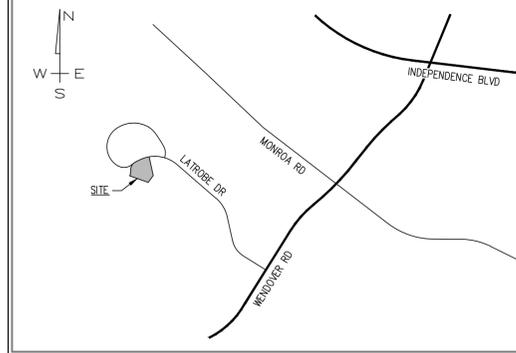
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD
C1(M)	36.43	251.25	N58°48'19"E	36.40
C2(M)	168.86	427.77	N66°06'18"E	167.77
C3(M)	121.13	204.59	N04°36'55"E	119.37
C4(M)	41.33	58.39	N17°01'16"E	40.47
C5(R)	36.45	251.25	N58°54'02"E	36.42
C6(R)	168.20	427.77	N65°57'35"E	167.12
C7(R)	120.99	204.59	N04°41'18"E	119.23
C8(R)	41.40	58.39	N16°45'10"E	40.54

LINE TABLE		
LINE #	BEARING	LENGTH
L1 (M)	N54°43'57"E	97.06
L2 (R)	N54°44'47"E	96.76

PARKING INFORMATION

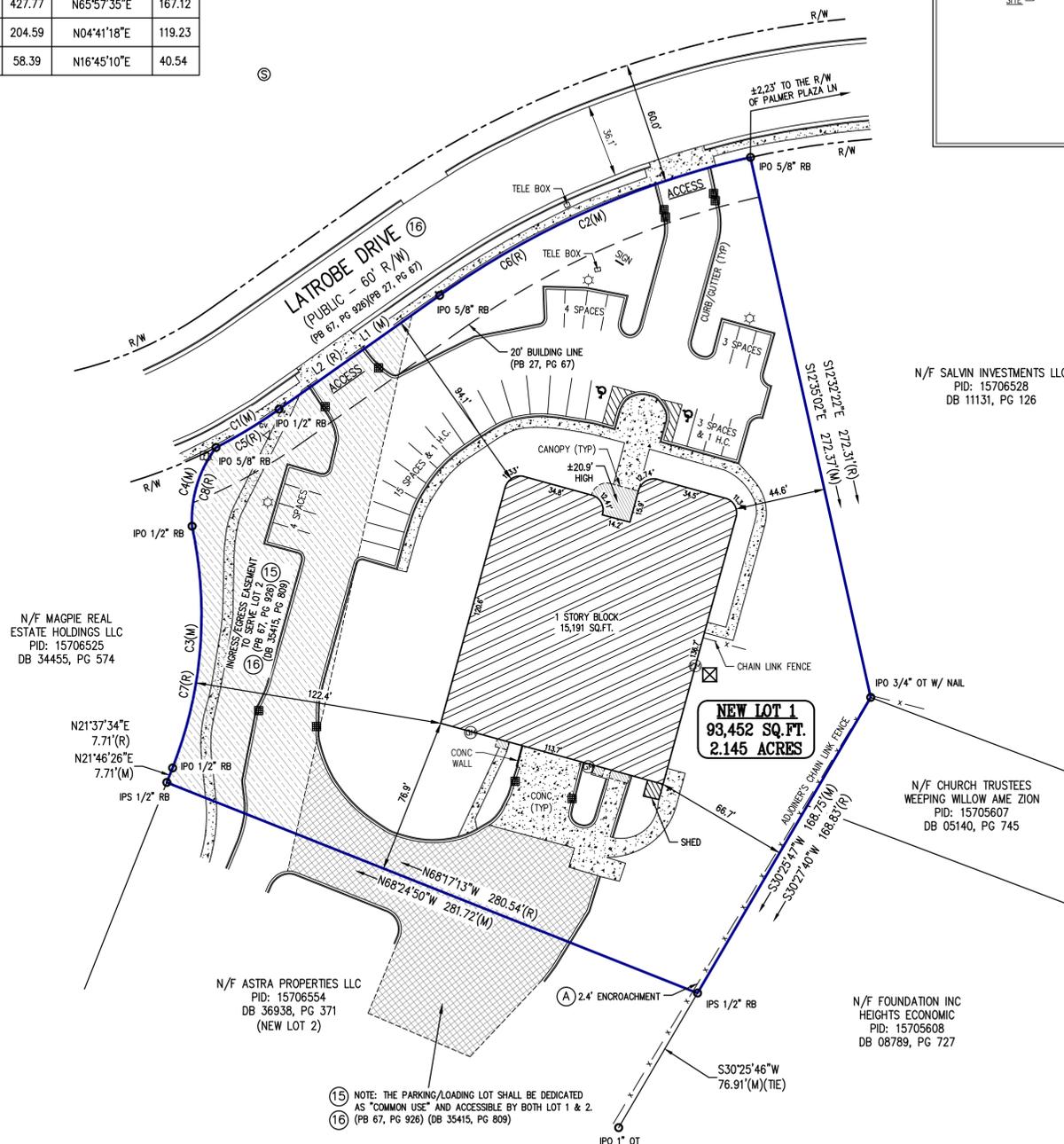
TOTAL PARKING	
ITEM	OBSERVED
PARKING REGULAR	29
PARKING TRUCK	0
PARKING HANDICAP	2
PARKING TOTAL	31

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- (MN1) THE BASIS OF BEARINGS FOR THIS SURVEY THE NORTH CAROLINA STATE PLANE COORDINATES SYSTEM.
- (MN2) THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PROPERTY.
- (MN3) REFERENCE DEED: DB 35415, PG 759
- (MN4) THERE ARE NO CHANGES IN STREET RIGHT OF WAY LINES, EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
- (MN5) THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- (MN6) THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF THE LOCATION OF CEMETERIES AND BURIAL GROUNDS.
- (MN7) PARCEL ID: 15706529
- (MN8) ALL DRIVES/PARKING AREAS ARE ASPHALT UNLESS OTHERWISE NOTED.
- (MN9) CURRENT OWNER OF RECORD: ALBERT PROPERTIES LLC
- (MN10) SUBJECT PROPERTY HAS DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO LATROBE DRIVE, A DEDICATED PUBLIC RIGHT OF WAY.
- (MN11) OBSERVED POSTED ADDRESS: 3400 LATROBE DRIVE
- (MN12) RECORD DESCRIPTION AS PROVIDED DOES FORM A MATHEMATICALLY CLOSED FIGURE.
- (MN13) OBSERVED UTILITIES EITHER ENTER SUBJECT PROPERTY FROM PUBLIC RIGHT OF WAY OR THROUGH DEDICATED EASEMENTS, UNLESS OTHERWISE NOTED HEREON. UNDERGROUND UTILITIES NOT MARKED AT TIME OF SURVEY.
- (MN14) BY OBSERVED EVIDENCE ONLY, THE SUBJECT PROPERTY DOES NOT SERVE ADJOINING PROPERTY FOR UTILITIES, DRAINAGE, OR STRUCTURAL SUPPORT BUT DOES SUPPORT FOR INGRESS OR EGRESS.
- (MN15) NO WETLAND MARKERS WERE OBSERVED AT TIME OF FIELD SURVEY.
- (MN16) (M) MEASURED BEARINGS & DISTANCES
(R) RECORD BEARINGS & DISTANCES
- (MN17) THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL OBSERVED ABOVE GROUND BUILDINGS, STRUCTURES AND OTHER SUBSTANTIAL FEATURES SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE SIGNIFICANT OBSERVATIONS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF SOUTH CAROLINA.
- (MN18) REF PLAT: PB 67, PG 926
- (MN19) TITLE PARCEL 1 AND 2 ARE CONTIGUOUS WITH NO KNOW GAPS, GORES OR OVERLAPS, AS WELL AS WITH ADJOINING PARCELS



LEGEND OF SYMBOLS AND ABBREVIATIONS

BL BUILDING LINE	TEL ☐ TELEPHONE PEDESTAL	TC/BC TOP/BOTTOM CURB
CL CENTERLINE	CATV ☐ CABLE TV PEDESTAL	TW/BW TOP/BOTTOM WALL
CMP CORRUGATED METAL PIPE	⊕ ELECTRIC METER	VCP VITRIFIED CLAY PIPE
CT CRIMP TOP	CB ☐ CATCH BASIN	⊕ WATER METER
DE DRAINAGE EASEMENT	DI ☐ DROP INLET	WV WATER VALVE
EP EDGE OF PAVEMENT	⊗ ELEC TRANS	—CTV— CABLE TV
IPO IRON PIN OLD-☉	⊗ ELEVATION	—X— CHAIN LINK FENCE LINE
IPS IRON PIN SET-☉	⊗ FIRE HYDRANT	—M— METAL FENCE LINE
N&C NAIL & CAP	⊗ GAS METER	—W— WOOD FENCE LINE
OT OPEN TOP	GV ☐ GAS VALVE	—FOC— FIBER OPTIC CABLE
RB REBAR	LP ☐ LIGHT POLE	—GAS— GAS LINE
RPC REINFORCED CONC PIPE	PP ☐ POWER POLE	—OHP— OVERHEAD POWER
R/W RIGHT OF WAY	GP ☐ GUY ANCHOR	—OHT— OVERHEAD TELEPHONE
SD STORM DRAIN	SDMH ☐ SD MANHOLE	—SD— STORM DRAIN
SS SANITARY SEWER	SSMH ☐ SS MANHOLE	—SS— SANITARY SEWER
SSE SS EASEMENT	MHT ☐ GREASE TRAP MANHOLE	—UGP— UNDERGROUND POWER
PI POST INDICATOR VALVE	TMH ☐ TELEPHONE MANHOLE	—UGT— UNDERGROUND TEL
⊕ JUG POWER SPICE BOX	☐ CLEAN OUT	—W— WATER LINE
⊕ JUG FOC SPICE BOX	⊕ JUG TELE SPICE BOX	—R/W— RIGHT OF WAY LINE
⊕ JUG WATER VAULT	⊕ JUG CABLE SPICE BOX	⊕ WATER LINE MARKER
⊕ JUG SIGNAL BOX	⊕ BACK FLOW PREVENTION	⊕ FOC MARKER
(R) RECORD	(POB) POINT OF BEGINNING	⊕ GAS LINE MARKER
(M) MEASURED	PT POINT (CALCULATED)	

ALTA/NSPS LAND TITLE SURVEY

for
Latrobe Drive Project
 NV5 PROJECT NO. 202400820-1
 3400 Latrobe Drive
 Mecklenburg County
 Charlotte, North Carolina 28211
 BASED UPON TITLE COMMITMENT NO. RANC-53007
 OF STEWART TITLE GUARANTY COMPANY
 BEARING AN EFFECTIVE DATE OF FEBRUARY 27, 2024
 Surveyor's Certification

To: SURFSIDE CHARLOTTE LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; PLEASE ALSO ADD BAYVANGUARD BANK, ISAQA, ATIMA; DUBIN SINGER PC; RIVERSIDE ABSTRACT LLC; STEWART TITLE GUARANTY COMPANY; BOCK & CLARK CORPORATION AN NV5

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 7(B), 7(C), 8, 9, 10, 13, 14, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 04, 2024.

A. Clay Jones, P.L.S.
 REGISTRATION NO. L-5540
 IN THE STATE OF NORTH CAROLINA
 DATE OF FIELD SURVEY: MARCH 21, 2024
 DATE OF LAST REVISION: JUNE 03, 2024
 NETWORK PROJECT NO. 202400820-1 AAC

6-3-24 DATE

L-5540
 NORTH CAROLINA
 PROFESSIONAL
 SURVEYORS
 CLAY JONES

SHEET 1 OF 1

SIGNIFICANT OBSERVATIONS

- (A) ADJOINER'S FENCE ENCRACHES (2.4')

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
3-28-24	NETWORK COMMENTS	5-28-24	COMMENTS/UPDATED TITLE
4-2-24	ADD ZONING INFO	5-31-24	COMMENTS
4-9-24	COMMENTS	6-03-24	COMMENTS/UPDATED TITLE
FIELD WORK: MM/VJS	DRAFTED: ZT	CHECKED BY: JG	FB & PG

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 3710456300K WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 19, 2014, AND IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

SURVEY PREPARED BY

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 an NV5 Company

NV5

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