



1 TITLE DESCRIPTION

LOT 7 OF TRIAD BUSINESS PARK, PHASE 2 AS SHOWN ON THAT PLAT RECORDED IN PLAT BOOK 191, PAGE 114 OF THE GUILFORD COUNTY REGISTRY.

The property shown hereon represents the same property as described in First American Title Insurance Company, commitment # NCS-856788-12-INDY, Dated July 14, 2017.

2 TITLE INFORMATION

The Title Description and Schedule B items hereon are from First American Title Insurance Company, commitment # NCS-856788-12-INDY, Dated July 14, 2017.

12 PARKING INFORMATION

Vacant Parcel

14 BUILDING AREA

Vacant Parcel

15 BUILDING HEIGHT

Vacant Parcel

19 SURVEY DRAWING

13 LAND AREA

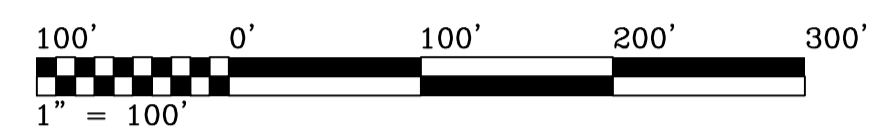
25.205 Acres
1,097,945 Sq.Ft.

10 BASIS OF BEARINGS

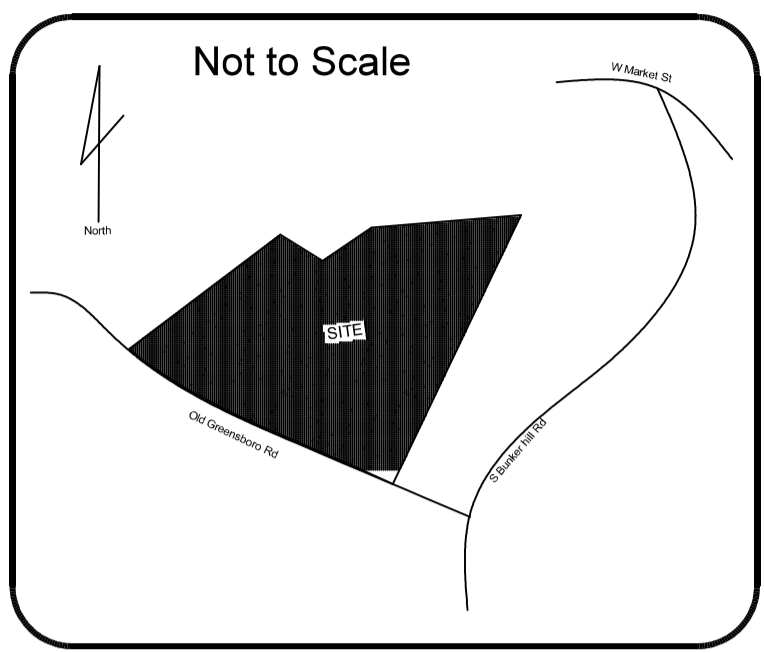
The bearing N 70°30'11"E, being the northerly line of subject property, was used as the Basis of Bearing for this survey. Said northerly line, being shown on said map as N 70°30'11"E - 509.79' and is referenced to P.B. 191, Pg. 114 of the Guilford County Registry.



17 NORTH ARROW / SCALE



16 VICINITY MAP



11 SURVEYOR'S NOTES

- No observable evidence of earth moving work, building construction or building additions within recent months.
- No observable evidence of changes in street right of way lines completed, and available from the controlling jurisdiction and no observable evidence of recent street or sidewalk construction or repairs.
- Property has physical access to Old Greensboro Road (a public RW) under construction at time of survey.
- All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments, are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

4 SURVEYOR CERTIFICATION

To: Bank of America, N.A., in its capacity as Administrative Agent, its successors and/or assigns, First American Title Insurance Company, Commercial Due Diligence Services

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 Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items: 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19. of Table A thereof.

The fieldwork was completed on 07-19-17.

Date of Plat or Map: 07-27-17

Preliminary Plat for Review Purposes

David B. Jordan N.C.P.L.S. # 3940

8 ZONING INFORMATION

SITE RESTRICTION:
ZONE - B1 (Business Industrial)

SETBACKS
FRONT - 20'
SIDE - Not required, however any side yard adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.
REAR - Not required, however any side yard provided adjacent to an interior lot line shall be not less than twelve (12) feet in width. A space less than six (6) inches in width between an interior lot line and a building wall shall not be regarded as a side yard.

HEIGHT - None
BULK - None

PARKING - Wholesale Trade A and Trade B: 2 spaces per 3 employees plus 1 space per vehicle used in the operation

Zoning information obtained from:
FA Commercial Due Diligence Services, Inc.
3350 W. Robinson Street, Third Floor
Norman, OK 73072
405-253-2444

Job # 17-06-0249.011
Dated: 07-18-17

5 FLOOD INFORMATION

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 3710699500K, which bears an effective date of 01/02/2009 and is NOT in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance flood plain.

Key to CDS ALTA Survey

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18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (Effective February 23, 2016)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS COMMERCIAL DUE DILIGENCE SERVICES
3350 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405.253.2444
Toll Free: 888.322.7371

Drwn By: D.A.J.	Date:
Surveyor Ref. No: 170708	Revision:
Aprvd By: D.B.J.	Date:
Field Date: 07-19-17	Revision:
Scale: 1" = 100'	Date:
	Revision:

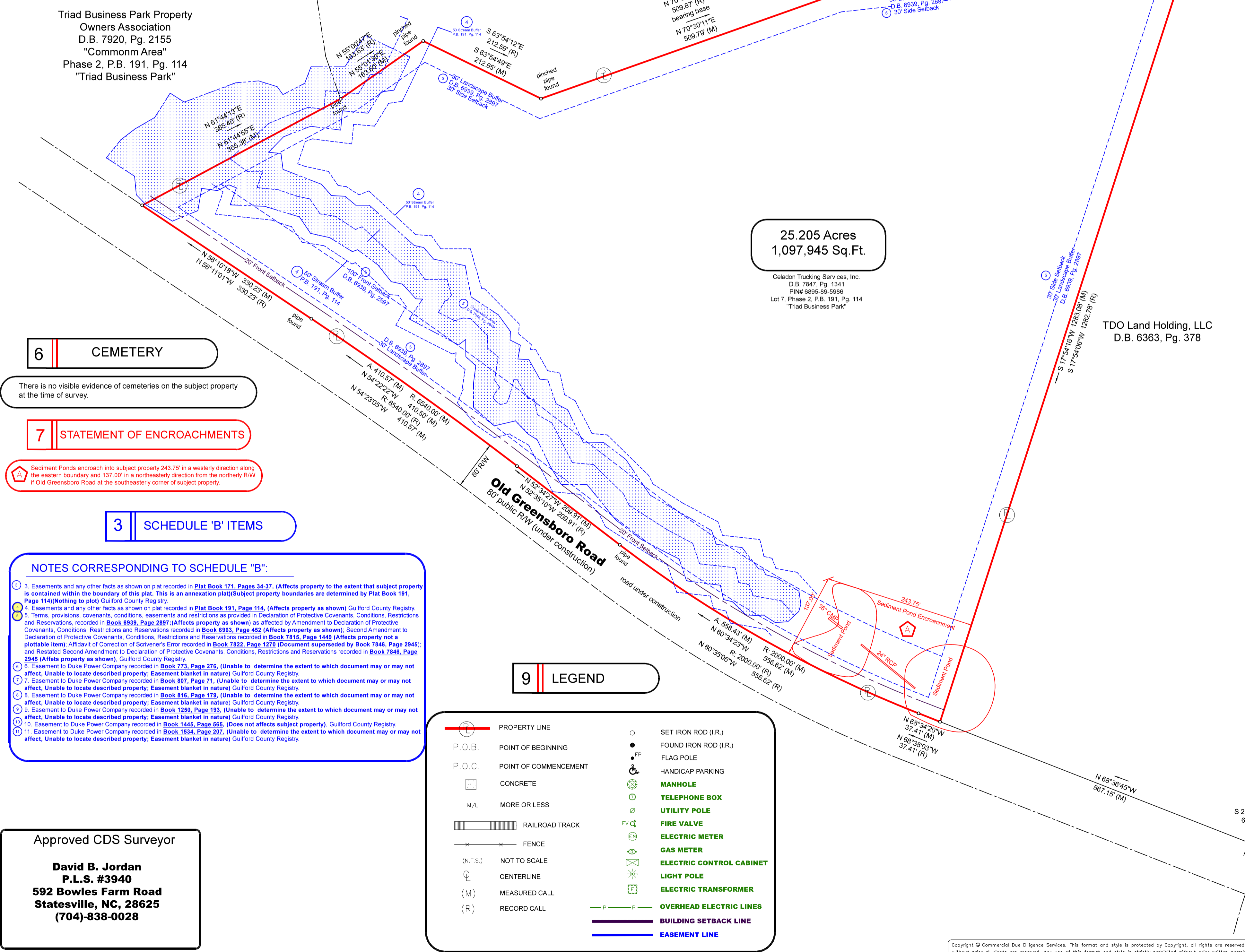
Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

1651 Old Greensboro Road, Kernersville, NC

Project Name:
Celadon Portfolio
CDS Project Number:
17-06-0249



6 CEMETERY

There is no visible evidence of cemeteries on the subject property at the time of survey.

7 STATEMENT OF ENCROACHMENTS

Sediment Ponds encroach into subject property 243.75' in a westerly direction along the eastern boundary and 137.00' in a northeasterly direction from the northerly RW if Old Greensboro Road at the southeasterly corner of subject property.

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

- Easements and any other facts as shown on plat recorded in Plat Book 171, Pages 34-37. (Affects property to the extent that subject property is contained within the boundary of this plat. This is an annexation plat) (Subject property boundaries are determined by Plat Book 191, Page 114) (Nothing to plot) Guilford County Registry.
- Easements and any other facts as shown on plat recorded in Plat Book 191, Page 114. (Affects property as shown) Guilford County Registry.
- Terms, provisions, covenants, conditions, easements and restrictions as provided in Declaration of Protective Covenants, Conditions, Restrictions and Reservations, recorded in Book 893, Page 289. (Affects property as shown) as affected by Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Reservations recorded in Book 893, Page 452. (Affects property as shown). Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Reservations recorded in Book 7815, Page 1449. (Affects property not a plottable item). Affidavit of Correction of Surveyor's Error recorded in Book 7322, Page 1279. Document superseded by Book 7846, Page 2945. and Restated Second Amendment to Declaration of Protective Covenants, Conditions, Restrictions and Reservations recorded in Book 7846, Page 2945. (Affects property as shown). Guilford County Registry.
- Easement to Duke Power Company recorded in Book 173, Page 225. (Unable to determine the extent to which document may or may not affect. Unable to locate described property. Easement blanket in nature) Guilford County Registry.
- Easement to Duke Power Company recorded in Book 807, Page 71. (Unable to determine the extent to which document may or may not affect. Unable to locate described property. Easement blanket in nature) Guilford County Registry.
- Easement to Duke Power Company recorded in Book 816, Page 179. (Unable to determine the extent to which document may or may not affect. Unable to locate described property. Easement blanket in nature) Guilford County Registry.
- Easement to Duke Power Company recorded in Book 1259, Page 185. (Unable to determine the extent to which document may or may not affect. Unable to locate described property. Easement blanket in nature) Guilford County Registry.
- Easement to Duke Power Company recorded in Book 1446, Page 585. (Does not affect subject property). Guilford County Registry.
- Easement to Duke Power Company recorded in Book 1524, Page 207. (Unable to determine the extent to which document may or may not affect. Unable to locate described property. Easement blanket in nature) Guilford County Registry.

9 LEGEND

	PROPERTY LINE		SET IRON ROD (I.R.)
	P.O.B. POINT OF BEGINNING		FOUND IRON ROD (I.R.)
	P.O.C. POINT OF COMMENCEMENT		FLAG POLE
	CONCRETE		HANDICAP PARKING
	M/L MORE OR LESS		MANHOLE
	RAILROAD TRACK		TELEPHONE BOX
	(N.T.S.) NOT TO SCALE		UTILITY POLE
	CENTERLINE		FIRE VALVE
	MEASURED CALL		ELECTRIC METER
	RECORD CALL		GAS METER
	BUILDING SETBACK LINE		ELECTRIC CONTROL CABINET
	EASEMENT LINE		LIGHT POLE
			ELECTRIC TRANSFORMER
			OVERHEAD ELECTRIC LINES
			BUILDING SETBACK LINE
			EASEMENT LINE

Approved CDS Surveyor

David B. Jordan
P.L.S. #3940
592 Bowles Farm Road
Statesville, NC, 28625
(704)-838-0028