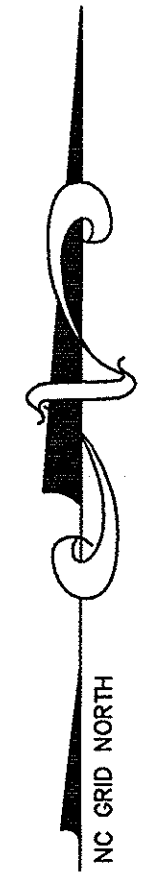
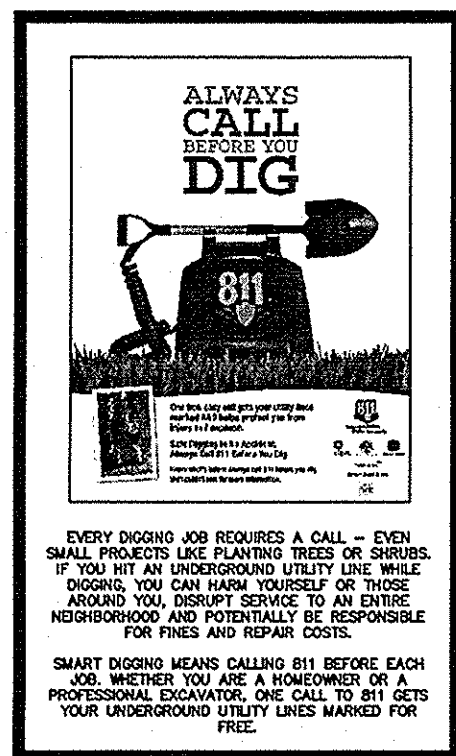


LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- NIP NEW IRON PIN (5/8" REBAR)
- EIP EXISTING IRON PIN
- R/W RIGHT-OF-WAY
- PP POWER POLE
- EM ELECTRIC METER
- 4 HEAD LIGHT STANDARD
- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CBDI CATCH BASIN DUCTILE INLET
- RCP REINFORCED CONCRETE PIPE
- CSM SANITARY SEWER MANHOLE
- CSM GREASE MANHOLE
- CO CLEANOUT
- T-PED TELEPHONE PEDESTAL
- GP GUARD POST
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SDM STORM DRAIN PIPE

LINE	LENGTH	BEARING
L1 TIE	29.93'	S 62°55'19" E
L2	36.30'	N 27°06'00" E
L3	42.82'	N 27°06'49" E
L4 TIE	30.00'	S 62°53'31" E
L5	63.24'	S 28°21'09" E
L6	21.99'	S 25°36'04" E



N/F
LODESTAR INVESTMENTS, LLC
PIN # 4738-00-4246
D.B. 1504-152 THRU 156

N/F
LODESTAR INVESTMENTS, LLC
PIN # 4738-00-4246
D.B. 1504-152 THRU 156

SHOPPING
CENTER TRACT
TRACT 2(C)

N/F
WAL-MART REAL ESTATE
BUSINESS TRUST
PIN # 4737-09-7538
D.B. 1242 - 740 THRU 741

N/F
RIVER OAKS ASSOCIATES, LLC
PIN # 4738-00-9049
D.B. 1389-889
P.B. 5-239 THRU 241

RECORD DESCRIPTION:

Lying and being located in Tarboro, North Carolina, and being more particularly described as follows: "Rockville" having coordinates N = 779,898.086 USFT and E = 2,430,116.856 USFT based on North American Datum of 1983; thence N 59°48'18"E horizontal ground distance of 408.14 feet to a point; thence N 27°07'41"E 308.13 feet to a point; thence S 62°52'19"E 30.00 feet to a point, the Point of Beginning; thence the following fifteen courses and distances (1) S 62°52'19"E 355.65 feet to a point; (2) S 28°21'04"E 63.22 feet to a point; (3) S 62°52'19"E 159.45 feet to a point; (4) S 25°45'56"E 21.99 feet to a point; (5) S 27°07'41"W 340.24 feet to a point; (6) N 62°52'19"W 59.73 feet to a point; (7) S 27°07'41"W 46.50 feet to a point; (8) N 62°52'19"W 135.65 feet to a point; (9) N 21°55'40"E 128.23 feet to a point; and (10) N 62°52'19"W 377.73 feet to a point; (11) N 27°07'41"E 42.85 feet to a point; (12) S 62°52'19"E 200.72 feet to a point; (13) N 27°07'41"E 228.95 feet to a point; (14) N 62°52'19"W 200.72 feet to a point; and (15) N 27°07'41"E 36.30 feet to a point, the point of beginning and containing 3.438 acres and being a portion of that property described in Deed Book 1309, Page 1063 (also being a portion of Tract 2, Plat Cabinet 5, Slide 239-241), as shown on map entitled "Annexation Map-Property of River Oaks Limited Partnership" dated Sept. 6, 2002, by Joyner, Keny & Associates. Being also Lot 2(A) in Plat Cabinet 7, Page 296.

PARCEL DESCRIPTION:

COMMENCING AT AN NCGS MONUMENT "ROCKVILLE" HAVING NC GRID COORDINATES OF NORTH: 779,898.086 AND EAST: 2,430,116.856 AND RUNNING N 59°48'18" E FOR 408.07 FEET TO AN IRON PIN; THENCE S 62°53'31" E FOR 30.00 FEET TO AN X IN CONCRETE BEING THE COMMON CORNER OF WAL-MART (DB. 1242-470) LODESTAR (DB. 1504-152) AND THE HEREIN DESCRIBED TRACT BEING THE POINT OF BEGINNING; THENCE N 27°06'49" E FOR 42.82 FEET TO A PK NAIL; THENCE S 62°52'09" E FOR 200.76 FEET TO A PK NAIL; THENCE N 27°07'41" E FOR 228.97 FEET TO A PK NAIL; THENCE N 62°52'54" W FOR 200.69 FEET TO A PK NAIL; THENCE N 27°06'00" E FOR 36.30 FEET TO A PK NAIL; THENCE S 62°51'23" E FOR 355.65 FEET TO AN IRON PIN; THENCE S 28°21'09" E FOR 63.24 FEET TO A POINT; THENCE S 62°53'28" E FOR 159.44 FEET TO AN IRON PIN; THENCE S 25°36'04" E FOR 21.99 FEET TO AN IRON PIN; THENCE S 27°08'23" W FOR 340.20 FEET TO A PK NAIL; THENCE N 62°52'20" W FOR 59.66 FEET TO AN X IN CONCRETE; THENCE S 27°11'13" W FOR 46.50 FEET TO A POINT; THENCE N 62°51'51" W FOR 35.65 FEET TO A PK NAIL; THENCE N 21°56'19" E FOR 128.25 FEET TO A PK NAIL; THENCE N 62°51'26" W FOR 377.71 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 3.437 ACRES OR 149,696 SQUARE FEET MORE OR LESS.

CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, LLC, AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NCEES, AND INCLUDES ITEMS 1-4, 6a, 7a, 7d, 7e, 8-10a, 13 AND 14 OF TABLE A THEREOF.
THE FIELD WORK WAS COMPLETED ON 3-19-2013.
DATE OF PLAT OR MAP: 3-20-2013
JAMES R. FREELAND
NO. 12836
COA: C-0478

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100 YEAR FLOOD FOR N/F FIRM COMMUNITY PANEL NO. 3720473700 & 3720473800 EFFECTIVE DATE: 11-03-2004.

PARKING INFORMATION:

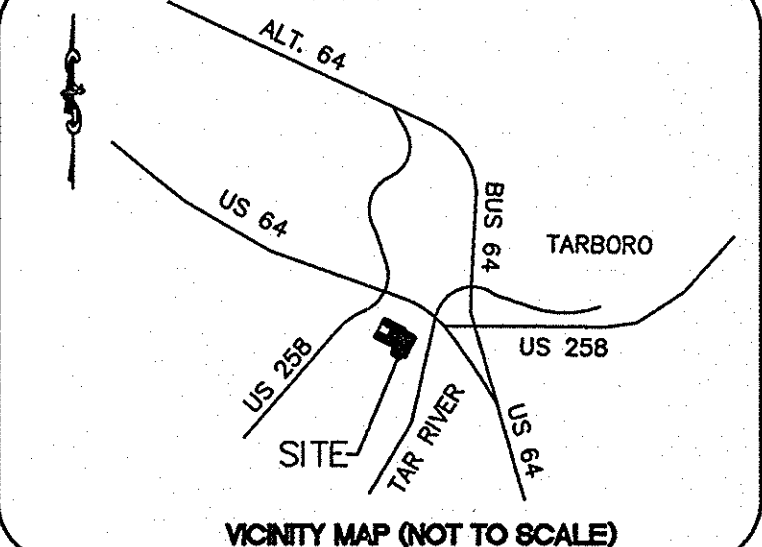
158 REGULAR SPACES
6 HANDICAP SPACES
164 SPACES TOTAL

ZONING INFORMATION:

ZONED: B-3
SETBACK LINE:
FRONT: 30'
SIDE: 0'
BACK: 0'
MAXIMUM BUILDING HEIGHT: 35'

TITLE EXCEPTIONS:

1. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-897281 EFFECTIVE: APRIL 3, 2013
2. TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN INSTRUMENT RECORDED IN BOOK 1242, PAGE 716; * AFFECTS, SEE DEED OF RECORD.
3. TERMS AND CONDITIONS OF RESTRICTION AGREEMENT BY LODESTAR DEVELOPMENT, LLC AND TARBORO RIVER OAKS, LLC RECORDED IN BOOK 1389, PAGE 1064; * AFFECTS, NOTHING TO PLOT.
4. EASEMENTS AND ANY OTHER FACTS AS SHOWN IN PLAT BOOK 5, PAGE 239-241; PLAT BOOK 5, PAGE 291; AND PLAT BOOK 7, PAGE 296; * AFFECTS, ALL APPLICABLE MATTERS HAVE BEEN SHOWN.
5. EASEMENTS AND ANY OTHER FACTS AS SHOWN IN PLAT BOOK 5, PAGE 239-241; PLAT BOOK 5, PAGE 291; AND PLAT BOOK 7, PAGE 296; * AFFECTS, ALL APPLICABLE MATTERS HAVE BEEN SHOWN.
6. EASEMENT TO CAROLINA TELEPHONE & TELEGRAPH COMPANY RECORDED IN BOOK 597, PAGE 303; * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS WITH DOCUMENT PROVIDED.
7. TERMS AND CONDITIONS OF DECLARATION OF INGRESS/EGRESS EASEMENT RECORDED IN BOOK 1242, PAGE 708; AS AMENDED BY FIRST AMENDMENT TO ENCROACHMENT AND RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF INGRESS/EGRESS EASEMENT RECORDED IN BOOK 1389, PAGE 1071; * AFFECTS AS SHOWN.
8. TERMS AND CONDITIONS OF ENCROACHMENT AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN BOOK 1384, PAGE 1103; AS AMENDED BY FIRST AMENDMENT TO ENCROACHMENT AND RECIPROCAL EASEMENT AGREEMENT AND DECLARATION OF INGRESS/EGRESS EASEMENT RECORDED IN BOOK 1389, PAGE 1071; * AFFECTS AS SHOWN.
9. TERMS AND CONDITIONS OF THAT RESTRICTED BUILDING EASEMENT RECORDED IN BOOK 1242, PAGE 742; * AFFECTS AS SHOWN.
10. EASEMENT(S) TO THE TOWN OF TARBORO RECORDED IN BOOK 1246, PAGE 30; BOOK 1246, PAGE 40; BOOK 1246, PAGE 57; AND BOOK 1334, PAGE 486; AND BOOK 1336, PAGE 1001; * AFFECTS AS SHOWN.



SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

CURRENT OWNER OF RECORD:

RIVER OAKS ASSOCIATES, LLC
2835 O'DONNELL STREET
SUITE 200
BALTIMORE, MD. 21224

POSSIBLE PROJECTIONS:

BUILDING PROJECTS OVER
PROPERTY LINE

LAND AREA:

149,696 SQ.FT.
3.437 ACRES

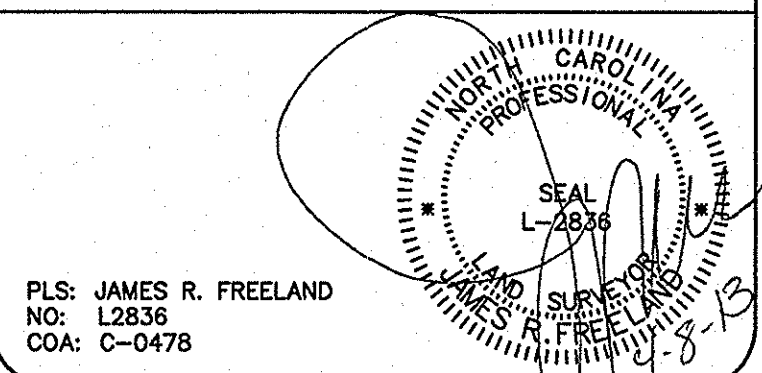
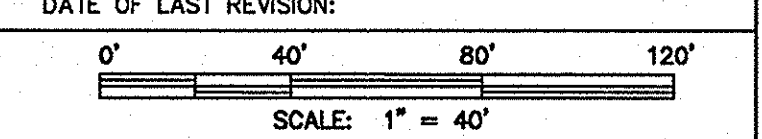
BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON
PLAT BOOK 5, SLIDE 239-241



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: RM CHECKED: JCC
REF. PLAT BOOK: 5, SLIDE 239-241
REF. DEED BOOK: 1389-889
PIN #: 4738-00-9049
DATE OF SURVEY: 3-19-2013
DATE DRAWN: 3-20-2013
DRAWING NO: 64393
DATE OF LAST REVISION:



**STATE OF NORTH CAROLINA
EDGEcombe COUNTY
CITY OF TARBORO**

ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC

SITE ADDRESS:
114 RIVER OAKS DRIVE
TARBORO, NC 27886