LEGEND:

POINT OF BEGINNING POINT OF COMMENCEMENT NEW IRON PIN (5/8" REBAR EXISTING IRON PIN LIMITED ACCESS RIGHT-OF-WAY POWER POLE LIGHT POLE FLOOD LIGHT ELECTRIC METER O EM ELECTRIC MANHOLE

1 HEAD LIGHT STANDARD 2 HEAD LIGHT STANDARD 3 HEAD LIGHT STANDARD 4 HEAD LIGHT STANDARD WATER VALVE WATER METER PRESSURE INDICATOR VALVE FIRE HYDRANT MONITORING WELI ROOF DRAIN STORM DRAIN MANHOLE CATCH BASIN CATCH BASIN GRATED INLET

CATCH BASIN HOODED GRATE REINFORCED CONCRETE PIPE CORRUGATED METAL PIPE SANITARY SEWER MANHOL GREASE MANHOLE GAS VALVE TELEPHONE MANHOLI

TELEPHONE PEDESTA FIBER OPTIC CABLE MARKER GUARD POST OVERHEAD FLECTRIC LINE UNDERGROUND ELECTRIC LIN SANITARY SEWER LINE WATER LINE — w — GAS LINE — UG — OVERHEAD TELEPHONE LINE — ит — UNDERGROUND TELEPHONE LINE WHITE LINE

PARKING INFORMATION

FENCE

DASHED WHITE LINE

DOUBLE YELLOW LINI

STORM DRAIN PIPE

YELLOW LINE

151 REGULAR SPACES 3 HANDICAP SPACES 154 SPACES TOTAL

=====

=====

— x —

ZONING INFORMATION:

ZONED: HIGHWAY COMMERCIAL

SETBACK LINE: FRONT: 40' SIDE: 0'

MAXIMUM BUILDING HEIGHT: 50'

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100 YEAR FLOOD
PER NFIP FIRM COMMUNITY PANEL NO. 3710877200J

EFFECTIVE DATE: FEBRUARY 2, 2007

One free, easy call gets your utility lines varked AND helps protect you from vry and expense.

SHOP TRACT

102 &

103

104

105

106

107

STATE EMPLOYEE'S CREDIT UNION

(SECU)

SAN FELIPE

(MEXICAN RESTAURANT)

NAIL ELEGANCE

NEW CHINA BUFFET

SUBWAY

H&R BLOCK

ate Digging Is No Accident: Iways Gall 811 Before You Dig

RECORD DESCRIPTION:

LYING AND BEING SITUATE IN CHATHAM COUNTY, NORTH CAROLINA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO LOCATE THE POINT OF BEGINNING. COMMENCE AT A PK NAIL LOCATED AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF U.S. HIGHWAY 64 WITH THE CENTERLINE OF THE RIGHT-OF-WAY OF S.R. 2229; THENCE S 42-37-43 E 101.94 FEET TO A RIGHT OF WAY MONUMENT IN THE SOUTHERN MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 64, THENCE ALONG THE SOUTHERLY MARGIN OF THE RIGHT OF WAY OF U.S. HIGHWAY 64, THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 22, 843.31 FEET, AN ARC DISTANCE OF 631.40 FEET, SAID ARC BEING SUBTENDED BY CHORD BEARING S 89-06-57 E 631.38 FEET TO A RIGHT OF WAY MONUMENT; AND (2) S 88-15-20 E 188.60 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY MARGIN RIGHT OF WAY OF U.S. HIGHWAY 64, S 01-44-40 W 268.05 FEET TO A POINT WHICH IN THE POINT AND PLACE OF BEGINNING; THENCE THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES: (1) S 01-44-40 W 342.70 FEET TO A POINT: (2) S 40-37-41 W 60.76 FEET TO A POINT: (3) S 01-38-24 W 80.01 FEET TO A POINT; (4) S 37-54-47 E 59.54 FEET TO A POINT; (5) S 01-44-40 W 138.06 FEET TO A POINT; (6) N 88-15-20 W 277.42 FEET TO A POINT; (7) N 42-41-29 W 172.94 FEET TO A POINT; (8) N 02-21-54 E 138.48 FEET TO A POINT; (9) N 54-42-07 E 33.20 FEET TO A POINT; (10) S 88-15-20 E 125.02 FEET TO A POINT; (11) N 53-04-44 E 44.49 FEET TO A POINT; (12) N 01-48-01 E 253.03 FEET TO A POINT; (13) N 61-24-10 E 56.20 FEET TO A POINT; (14) N 01-44-38 E 62.73 FEET TO A POINT; AND (15) S 88-15-20 E 161.99 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 4.01 ACRES AND BEING THAT PROPERTY DESCRIBED IN DEED BOOK 990, PAGE 254, CHATHAM COUNTY

TOGETHER WITH THE BENEFIT OF THE EASEMENTS APPURTENANT TO THE LAND AS SET FORTH IN THE FOLLOWING:

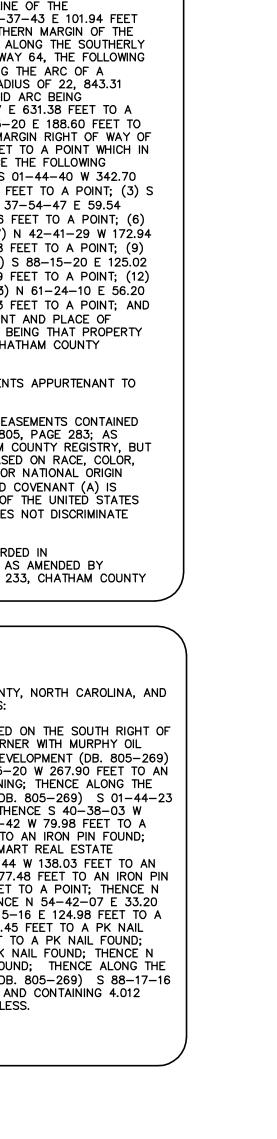
COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN INSTRUMENT FILED FOR RECORD IN BOOK 805, PAGE 283; AS AMENDED BY BOOK 810, PAGE 639, CHATHAM COUNTY REGISTRY, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR. RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

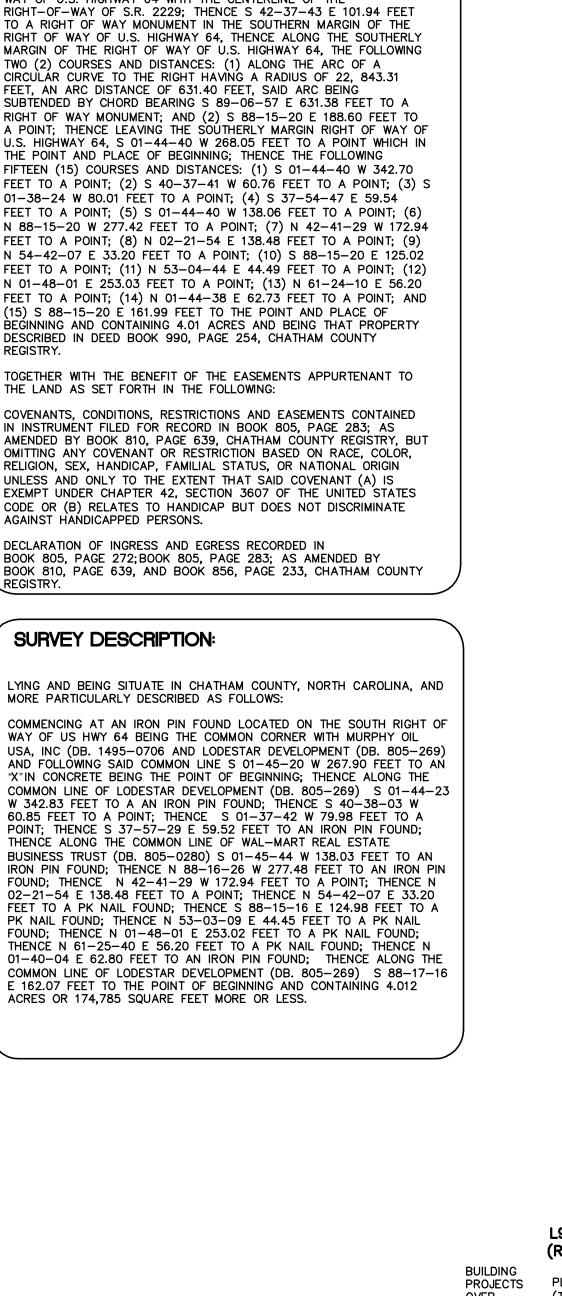
DECLARATION OF INGRESS AND EGRESS RECORDED IN BOOK 805, PAGE 272; BOOK 805, PAGE 283; AS AMENDED BY BOOK 810, PAGE 639, AND BOOK 856, PAGE 233, CHATHAM COUNTY REGISTRY.

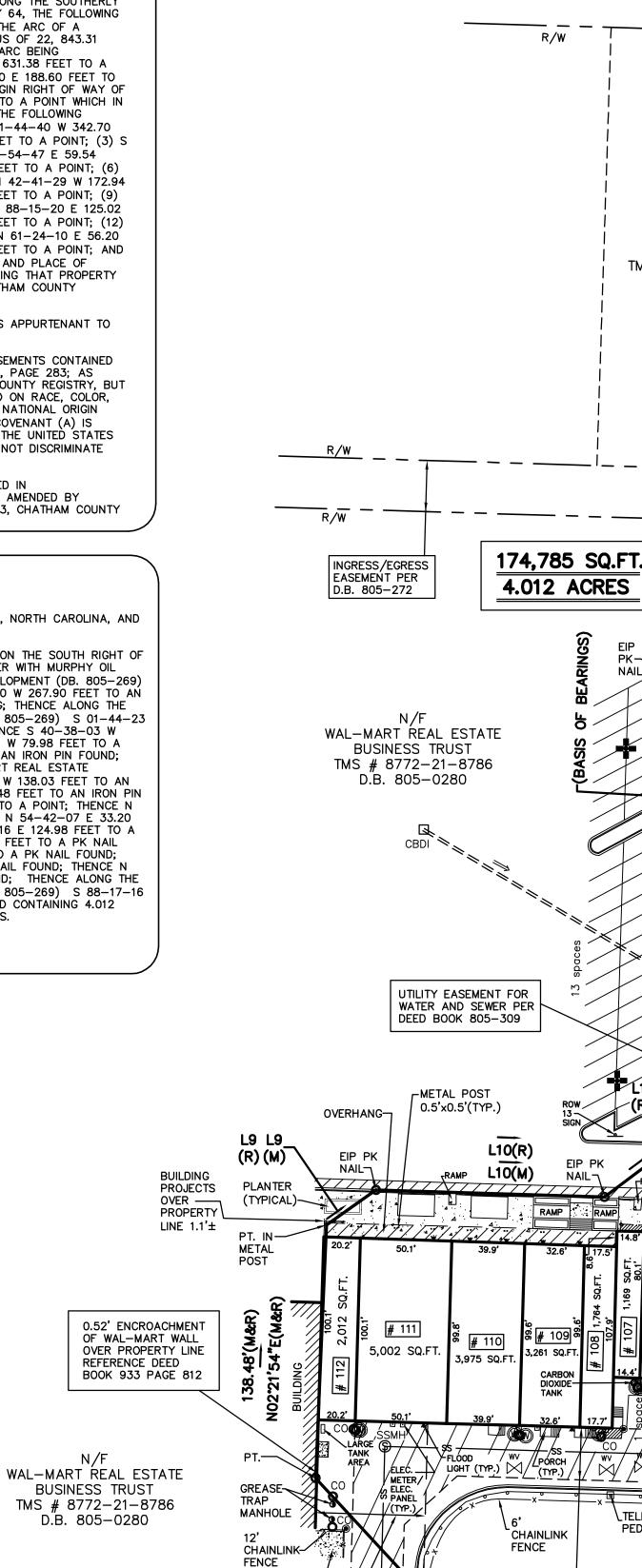
SURVEY DESCRIPTION:

LYING AND BEING SITUATE IN CHATHAM COUNTY, NORTH CAROLINA, AND

COMMENCING AT AN IRON PIN FOUND LOCATED ON THE SOUTH RIGHT OF WAY OF US HWY 64 BEING THE COMMON CORNER WITH MURPHY OIL USA, INC (DB. 1495-0706 AND LODESTAR DEVELOPMENT (DB. 805-269) AND FOLLOWING SAID COMMON LINE S 01-45-20 W 267.90 FEET TO AN "X" IN CONCRETE BEING THE POINT OF BEGINNING; THENCE ALONG THE COMMON LINE OF LODESTAR DEVELOPMENT (DB. 805-269) S 01-44-23 W 342.83 FEET TO A AN IRON PIN FOUND; THENCE S 40-38-03 W 60.85 FEET TO A POINT; THENCE S 01-37-42 W 79.98 FEET TO A POINT; THENCE S 37-57-29 E 59.52 FEET TO AN IRON PIN FOUND; THENCE ALONG THE COMMON LINE OF WAL-MART REAL ESTATE BUSINESS TRUST (DB. 805-0280) S 01-45-44 W 138.03 FEET TO AN IRON PIN FOUND; THENCE N 88-16-26 W 277.48 FEET TO AN IRON PIN FOUND; THENCE N 42-41-29 W 172.94 FEET TO A POINT; THENCE N 02-21-54 E 138.48 FEET TO A POINT; THENCE N 54-42-07 E 33.20 FEET TO A PK NAIL FOUND; THENCE S 88-15-16 E 124.98 FEET TO A PK NAIL FOUND: THENCE N 53-03-09 E 44.45 FEET TO A PK NAIL FOUND; THENCE N 01-48-01 E 253.02 FEET TO A PK NAIL FOUND; THENCE N 61-25-40 E 56.20 FEET TO A PK NAIL FOUND; THENCE N 01-40-04 E 62.80 FEET TO AN IRON PIN FOUND; THENCE ALONG THE COMMON LINE OF LODESTAR DEVELOPMENT (DB. 805-269) S 88-17-16 E 162.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.012 ACRES OR 174,785 SQUARE FEET MORE OR LESS.







42.1°± LODESTAR DEVELOPMENT, LLC TMS # 8772-31-6978 D.B. 805-0269 P.B. 2003-0312 (TRACT 3) L10(M) OPEN TOP FORMERLY KNOWN AS TRACT 3B HEIGHT: # 105 # 101 4,000 SQ.FT 4,805 SQ.FT 3,261 SQ.FT. GUARDPOST SHED SHED 6.3'x8.4' OPEN TOP WITH CAP CHAINLINK -TELE. **FENCE** UTILITY EASEMENT FOR CONC-WATER AND SEWER PER AREA DEED BOOK 805-309 APPROXIMATE LOCATION OF CPL ELECTRIC EASEMENT PER DEED BOOK 919-547 60' RESTRICTED AREA POND EASEMENT REFERENCE PER DEED BOOK 805-325 AND DEED BOOK 805-319 RFRAR WITH CAP # 1005 N8816'26"W(M) 277.48'(M) ____x___ N8815'20"W(R) 277.42'(R) UTILITY EASEMENT FOR WATER AND SEWER PER DEED BOOK 805-309 WAL-MART REAL ESTATE **BUSINESS TRUST** TMS # 8772-21-8786 D.B. 805-0280

R/W

U.S. HIGHWAY # 64

/L3(R)

/ SIGN 162,07/(M)

MARKER

OPEN TOP 149.96'(M) TIE

SIGNAL

SIGN (TYP.

161.99'(R) SOUTH SIGN _______

-RAMP

IN CONC.

-GUARDRAIL

STANDARD

HEIGHT=

INGRESS/EGRESS

EASEMENT PER

D.B. 856-233

NEW CHATHAM

8819'49" E(M)

(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

SIGNALIZED

INTERSECTION-

OPEN TOP-

WAL-MART-

Z ∞

'S8817'16"E(M)\

HEIGHT=

19.3°±

INGRESS/EGRESS

BRYANT

RESTAURANTS,

TMS # 8772-32-2444

D.B. 847-0410

P.B. 2000-0418

(R) 15 MPH

NAIL

EIP 3/4" OPEN TOP-

EASEMENT PER

D.B. 805-272

DB. 856-233

TITLE EXCEPTIONS:

LODÉSTAR

DEVELOPMENT,

TMS # 8772-32-3481

D.B. 970-0257

P.B. 2003-0312

TRACT 3(A)

28,126 SQ.FT.

0.645 ACRES

REBAR

MURPHY OIL

USA INC.

TMS # 8772-32-5415

D.B. 1495-0706

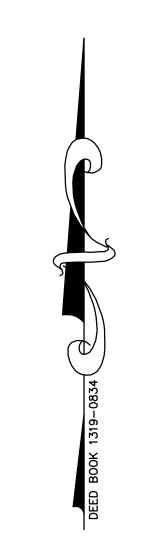
P.B. 2010-0001

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # NCS#458809NC2 EFFECTIVE: OCTOBER 8, 2010

3. Terms, provisions, covenants, conditions, easements and restrictions as provided in instrument recorded in Book 805, Page 283 and Book 810, Page 639, Chatham County Registry, but omitting any covenant, condition, easement. * AFFECTS—SEE DEED OF RECORD 4. Restricted Building Easements recorded in Book 805, Page 319 and Book 805, Page 325, Chatham County Registry. * AFFECTS AS SHOWN. 5. Declaration of Ingress and Egress recorded in Book 805, Page 272 and Book 856, Page 233, Chatham County Registry. * AFFECTS AS

6. Right of way to the Department of Transportation recorded iBook 690, Page 1054; Book 690, Page 1056; and Book 647, Page 992, Chatham County Registry. * DOES NOT AFFECT. 7. Easement to Carolina Power and Light Company recorded in Book 688, Page 1021, * BLANKET EASEMENT MAY OR MAY NOT AFFECT, and Book 919, Page 547, AFFECTS AS SHOWN Chatham County

8. Access Easement Agreement recorded in Book 818, Page 1078, Chatham County Registry. * DOES NOT AFFECT. 9. Encroachment Easement Agreement recorded in Book 933, Page 812, Chatham County Registry. * AFFECTS AS SHOWN. 10. Sewer Easement Agreement recorded in Book 805, Page 309 AFFECTS AS SHOWN and Book 820, Page 269, *DOES NOT AFFECT.



SURVEYOR'S CERTIFICATION:

SURVEYOR'S CERTIFICATION

SURVEYOR'S NOTES:

US HWY. 6

VICINITY MAP (NOT TO SCALE)

) 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

ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND

DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR

LEASE OR SALE PURPOSES. 3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING

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 HAVE NOT BEEN FIELD MARKED BY LOCATOR

SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

6.) THERE IS ADEQUATE SPACE TO ADD 5 PARKING

POSSIBLE ENCROACHMENTS:

BUILDING ENCROACHMENT ALONG THE EAST PROPERTY LINE AT STATE EMPLOYEE'S CREDIT UNION (SECU)

BUILDING ENCROACHMENT ALONG THE WEST PROPERTY LINE AT SCRATCH PIZZA

TOTAL LAND AREA:

202,911 SQ.FT. 4.657 ACRES

BASIS OF BEARINGS:

BASIS OF BEARINGS BASED ON DEED BOOK 1316-834

FREELAND SURVEYORS . ENGINEERS

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

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 'Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 11(b), 13, 14, 16, 17, and 18 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 in my professional opinion, as a land surveyor registered in the State of North Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

2. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no visible encroachments 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 North Carolina.

This survey is made for the benefit of: SILER CITY (CHATHAM) WMC.

Goldman Sachs Commercial Mortgage Capital, L.P., Hiscock & Barclay, LLP and LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:

, James R. Freeland, a Professional Land Surveyor, do hereby certify to

the aforesaid parties, as of the date set forth above, that I have made

a careful survey of a tract of land described as follows:

3. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 458809nc2 with an effective date of October 8, 2010 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to have been plotted hereon or otherwise noted as to their effect on the subject property.

4. Said described property is located within an area having a Zone Designation X by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 3710877200J, with a date of identification of 2-2-07,in Chatham County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. indirect access to U.S. Hwy. # 64, a dedicated public street or highway, by way of the Access Easement recorded in Book 856, Page 233, BOOK 805, PAGE 283; as amended by BOOK 810, PAGE 63 and Book 805, Page 272.

6. The total number of striped parking spaces located on the subject property is 154, including 3 designated as handicapped spaces.

Date: 10-12-2010

LINE TABLE

<u>L2(M) | 68.38' | N 77'10'24" E</u>

L3(M) 96.07' S 8845'30" E

L4(M) 60.85' S 40°38'03" W

L5(M) | 79.98' | S 01°37'42" W

L6(M) 59.52' S 37°57'29" E

L7(M) 30.51' S 43'35'00" E

L8(M) 30.76' S 46'55'21" W

L9(M) 33.20' N 54'42'07" E

<u>L10(M) | 124.98' | S 8895'16" E</u>

L11(M) | 44.45' | N 53°03'09" E

<u>L12(M) | 56.20' | N 61°25'40" E</u>

L13(M) 62.80' N 01'40'04" E

LINE TABLE

L2(R) | 68.19' | N 77"1'32" E

L3(R) 96.00' S 8845'20" E

L4(R) | 60.76' | S 40'37'41" W

L5(R) | 80.01' | S 01'38'24" W

L6(R) 59.54' S 37°54'47" E

L7(R) 30.56' S 43'32'02" E

L8(R) 30.72' S 46°56'44" W

L9(R) 33.20' N 54'42'07" E

L10(R) | 125.02' | S 8845'20" E

<u>L11(R) | 44.49' | N 53°04'44" E</u>

<u>L12(R) | 56.20' | N 61°24'10" E</u>

L13(R) 62.73' N 01'44'38" E

28.06' N 01'44'38" E

28.01' N 01°51'53" E

BEARING

BEARING

LINE LENGTH

LINE | LENGTH |

Professional Land Surveyor No. L2836

The Property described on this Survey 'DOES NOT" lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) X of the Flood Insurance Rate Map identified as Community Panel No. 3710877200J, bearing an effective date of February 2, 2007.

'The foregoing legal description describes the same property described in Schedule A of title commitment no. 458809NC2 bearing an effective date of October 8, 2010 as prepared by First American Title Insurance Company."



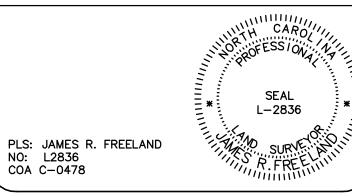
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHIEF: VM CHECKED: JCC REF. PLAT BOOK: 2444-25 REF. DEED BOOK: 1319-834 & 970-257 TAX MAP : 8772-31-3987 & 8772-32-34811 DATE OF SURVEY: 10-11-2010

DATE DRAWN: 10-13-2010 DRAWING NO: 62903 DATE OF LAST REVISION: 11-10-2010

> 100' SCALE: 1" = 50'

150'



STATE OF NORTH CAROLINA CHATHAM COUNTY CITY OF SILER CITY

ALTA/ACSM LAND TITLE SURVEY FOR SILER CITY (CHATHAM) WMC. LLC

SITE ADDRESS: 101-112 US HIGHWAY 64E

SILER CITY, NC 27344 SHEET 1 OF 1

