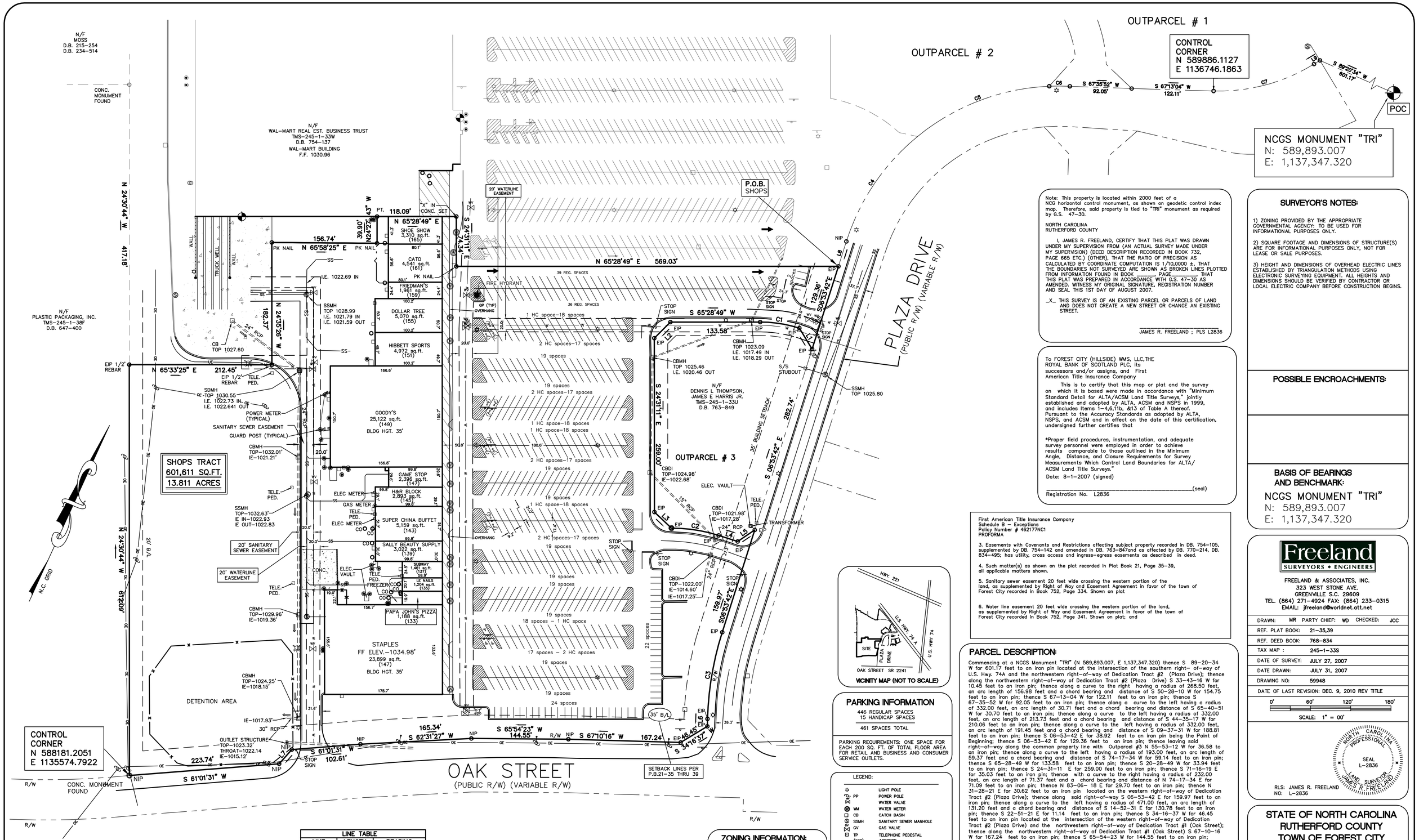


Note: This property is located within 2000 feet of a NCG horizontal control monument, as shown on geodetic control index map. Therefore, said property is tied to "TRI" monument as required by G.S. 47-30.

NORTH CAROLINA
RUTHERFORD COUNTY

I, JAMES R. FREELAND, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM (AN ACTUAL SURVEY MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK 732, PAGE 665 ETC.) (OTHER), THAT THE RATIO OF PRECISION AS CALCULATED BY COORDINATE COMPUTATION IS 1/10,0000 ±, THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES PLOTTED FROM INFORMATION FOUND IN BOOK _____ PAGE_____ THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 1ST DAY OF AUGUST 2007.

_X_ THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

JAMES R. FREELAND ; PLS L2836

To FOREST CITY (HILLSIDE) WMS, LLC,THE ROYAL BANK OF SCOTLAND PLC, its successors and/or assigns, 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 "Minimum Standard Detail for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1-4,6,11b, &13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that

*Proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the Minimum Angle, Distance, and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ ACSM Land Title Surveys."

Date: 8-1-2007 (signed)

_____(seal)

Registration No. L2836

First American Title Insurance Company
Schedule B - Exceptions
Policy Number # 462177NC1
PROFORMA

3. Easements with Covenants and Restrictions affecting subject property recorded in DB. 754-105, supplemented by DB. 754-142 and amended in DB. 763-847and as affected by DB. 770-214, DB. 834-495; has utility, cross access and ingress-egress easements as described in deed.

4. Such matter(s) as shown on the plat recorded in Plat Book 21, Page 35-39, all applicable matters shown.

5. Sanitary sewer easement 20 feet wide crossing the western portion of the land, as supplemented by Right of Way and Easement Agreement in favor of the town of Forest City recorded in Book 752, Page 334. Shown on plat

6. Water line easement 20 feet wide crossing the western portion of the land, as supplemented by Right of Way and Easement Agreement in favor of the town of Forest City recorded in Book 752, Page 341. Shown on plat; and

## 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.

## POSSIBLE ENCROACHMENTS:

## BASIS OF BEARINGS AND BENCHMARK:

NCGS MONUMENT "TRI"
N: 589,893.007
E: 1,137,347.320


Freeland
SURVEYORS • ENGINEERS

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


| | | | |
|---|---|---|---|
| DRAWN: | MR | PARTY CHIEF: WD | CHECKED: JCC |
| REF. PLAT BOOK: | 21-35,39 | | |
| REF. DEED BOOK: | 768-834 | | |
| TAX MAP : | 245-1-33S | | |
| DATE OF SURVEY: | JULY 27, 2007 | | |
| DATE DRAWN: | JULY 31, 2007 | | |
| DRAWING NO: | 59948 | | |
| DATE OF LAST REVISION: | DEC. 9, 2010 REV TITLE | | |

0' 60' 120' 180'

SCALE: 1" = 00'

NORTH CAROLINA PROFESSIONAL SEAL L-2836 LAND SURVEYOR JAMES R. FREELAND

RLS: JAMES R. FREELAND
NO: L-2836

STATE OF NORTH CAROLINA
RUTHERFORD COUNTY
TOWN OF FOREST CITY

**ALTA/ACSM LAND TITLE AS-BUILT SURVEY FOR RIVERCREST REALTY ASSOCIATES, L.L.C., FIRST AMERICAN TITLE INSURANCE COMPANY, & FOREST CITY (HILLSIDE) WMS, LLC (HILLSIDE PLAZA)**




VICINITY MAP (NOT TO SCALE)

## PARKING INFORMATION

446 REGULAR SPACES
15 HANDICAP SPACES

461 SPACES TOTAL

PARKING REQUIREMENTS: ONE SPACE FOR EACH 200 SQ. FT. OF TOTAL FLOOR AREA FOR RETAIL AND BUSINESS AND CONSUMER SERVICE OUTLETS.

LEGEND:

| | |
|---|---|
| PP | POWER POLE |
| | WATER VALVE |
| WM | WATER METER |
| CB | CATCH BASIN |
| SSMH | SANITARY SEWER MANHOLE |
| GV | GAS VALVE |
| TP | TELEPHONE PEDESTAL |
| (129) | ADDRESS |
| | FIRE HYDRANT |
| NIP | IRON PIN SET ( 1/2" REBAR ) |
| EIP | IRON PIN FOUND |
| OE | OVERHEAD ELECTRIC LINE |
| SS | SANITARY SEWER LINE |
| W | WATER LINE |
| G | GAS LINE |
| EMH | ELEC. MANHOLE |
| UGMRK | UNDERGROUND GAS MARKER |
| C.O. | CLEANOUT |
| RCP | REINFORCED CONCRETE PIPE |
| CMP | CORRIGATED METAL PIPE |

## PARCEL DESCRIPTION:

Commencing at a NCGS Monument "TRI" (N 589,893.007, E 1,137,347.320) thence S 89-20-34 W for 601.17 feet to an iron pin located at the intersection of the southern right- of-way of U.S. Hwy. 74A and the northwestern right-of-way of Dedication Tract #2 (Plaza Drive); thence along the northwestern right-of-way of Dedication Tract #2 (Plaza Drive) S 33-43-16 W for 10.45 feet to an iron pin; thence along a curve to the right having a radius of 268.50 feet, an arc length of 156.98 feet and a chord bearing and distance of S 50-28-10 W for 154.75 feet to an iron pin; thence S 67-13-04 W for 122.11 feet to an iron pin; thence S 67-35-52 W for 92.05 feet to an iron pin; thence along a curve to the left having a radius of 332.00 feet, an arc length of 30.71 feet and a chord bearing and distance of S 65-40-51 W for 30.70 feet to an iron pin; thence along a curve to the left having a radius of 332.00 feet, an arc length of 213.73 feet and a chord bearing and distance of S 44-35-17 W for 210.06 feet to an iron pin; thence along a curve to the left having a radius of 332.00 feet, an arc length of 191.45 feet and a chord bearing and distance of S 09-37-31 W for 188.81 feet to an iron pin; thence S 06-53-42 E for 38.92 feet to an iron pin being the Point of Beginning; thence S 06-53-42 E for 129.36 feet to an iron pin; thence leaving said right-of-way along the common property line with Outparcel #3 N 55-53-12 W for 36.58 to an iron pin; thence along a curve to the left having a radius of 193.00 feet, an arc length of 59.37 feet and a chord bearing and distance of S 74-17-34 W for 59.14 feet to an iron pin; thence S 65-28-49 W for 133.58 feet to an iron pin; thence S 20-28-49 W for 33.94 feet to an iron pin; thence S 24-31-11 E for 259.00 feet to an iron pin; thence S 71-16-19 E for 35.03 feet to an iron pin; thence with a curve to the right having a radius of 232.00 feet, an arc length of 71.37 feet and a chord bearing and distance of N 74-17-34 E for 71.09 feet to an iron pin; thence N 83-06- 18 E for 29.70 feet to an iron pin; thence N 31-28-21 E for 30.62 feet to an iron pin located on the western right-of-way of Dedication Tract #2 (Plaza Drive); thence along said right-of-way S 06-53-42 E for 159.97 feet to an iron pin; thence along a curve to the left having a radius of 471.00 feet, an arc length of 131.20 feet and a chord bearing and distance of S 14-52-31 E for 130.78 feet to an iron pin; thence S 22-51-21 E for 11.14 feet to an iron pin; thence S 34-16-37 W for 46.45 feet to an iron pin located at the intersection of the western right-of-way of Dedication Tract #2 (Plaza Drive) and the northwestern right-of-way of Dedication Tract #1 (Oak Street); thence along the northwestern right-of-way of Dedication Tract #1 (Oak Street) S 67-10-16 W for 167.24 feet to an iron pin; thence S 65-54-23 W for 144.55 feet to an iron pin; thence S 62-31-27 W for 165.34 feet to an iron pin; thence S 61-01-31 W for 102.61 feet to an iron pin; thence S 17-06-59 W for 28.33 feet to an iron pin; thence S 61-01-31 W for 223.74 feet to a concrete monument; thence leaving said right-of-way along the common property line with Plastic Packaging, Inc. (Deed Book 647-400) N 24-30-44 W for 612.09 feet to an iron pin; thence along the common property line with the Wal*Mart Tract N 65-33-25 E for 212.45 feet to a PK nail; thence N 24-35-26 W for 182.37 feet to a PK nail; thence N 65-58-25 E for 156.74 feet to an "X" set in concrete; thence N 24-27-43 W for 39.90 feet to a point; thence N 65-28-49 E for 118.09 feet to an "X" set in concrete; thence S 24-31-11 E for 74.34 feet to an "X" set in concrete; thence N 65-28-49 E for 569.03 feet to an iron pin located on the western right-of-way of Dedication Tract #2 (Plaza Drive), said iron pin being the Point of Beginning. Said tract contains 13.811 acres or 601,611 square feet.

| CURVE TABLE | | | | | | |
|---|---|---|---|---|---|---|
| CURVE | RADIUS | LENGTH | TANGENT | CHORD | BEARING | DELTA |
| C1 | 193.00' | 59.37' | 29.92' | 59.14' | S 74°17'34" W | 17°37'35" |
| C2 | 232.00' | 71.37' | 35.97' | 71.09' | N 74°17'34" E | 17°37'34" |
| C3 | 471.00' | 131.20' | 66.03' | 130.78' | S 14°52'31" E | 15°57'38" |
| C4 | 332.00' | 191.45' | 98.47' | 188.81' | S 09°37'31" W | 33°02'25" |
| C5 | 332.00' | 213.73' | 110.72' | 210.06' | S 44°35'17" W | 36°53'07" |
| C6 | 332.00' | 30.71' | 15.37' | 30.70' | S 65°40'51" W | 05°18'00" |
| C7 | 268.50' | 156.98' | 80.80' | 154.75' | S 50°28'10" W | 33°29'51" |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 36.58' | N 55°53'12" W |
| L2 | 33.94' | S 20°28'49" W |
| L3 | 35.03' | S 71°16'19" E |
| L4 | 29.70' | N 83°06'18" E |
| L5 | 30.62' | N 31°28'21" E |
| L6 | 11.14' | S 22°51'21" E |
| L7 | 28.33' | S 17°06'59" W |
| L8 | 38.92' | S 06°53'42" E |
| L9 | 10.45' | S 33°43'16" W |

## ZONING INFORMATION:

ZONED: M-1

SETBACK LINE:
FRONT: 35'
SIDE: 20'

SITE ADDRESS:
HILLSIDE PLAZA
197 PLAZA DRIVE
FOREST CITY, NC 28043

## FLOOD INFORMATION:

FLOOD ZONE "C" AREAS OF MINIMAL FLOODING PER FEMA MAP # 3700217-008A EFFECTIVE DATE: 9-1-78

SHEET 1 OF 1