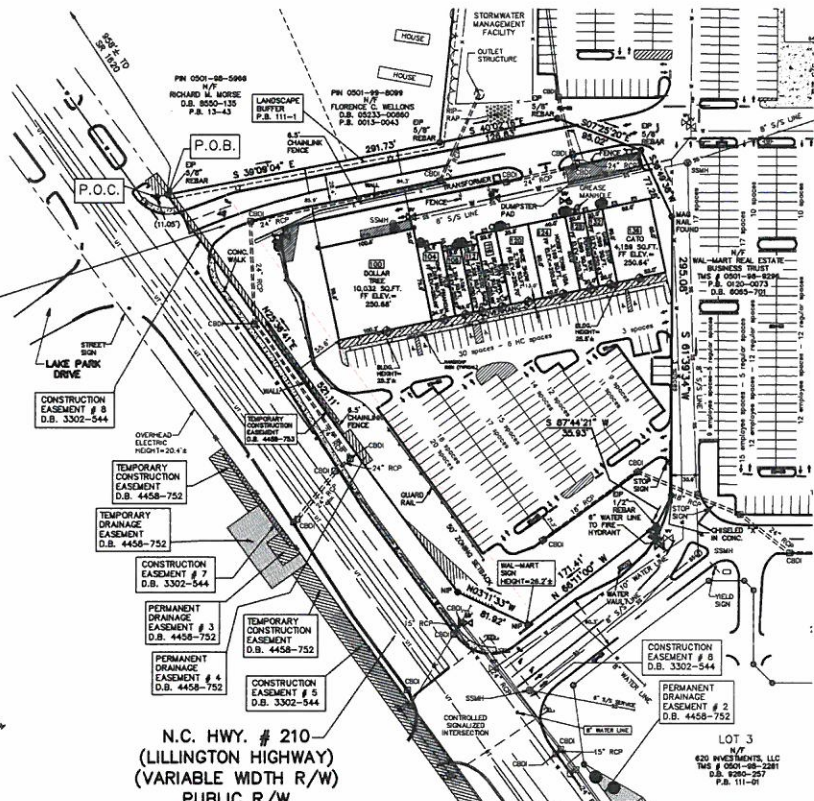


**LOT 2
RETAIL SHOP TRACT
179,287 SQ.FT.
4.116 ACRES**



**N.C. HWY. # 210
(LILLINGTON HIGHWAY)
(VARIABLE WIDTH R/W)
PUBLIC R/W**

RECORD DESCRIPTION

Lot 2-Retail Shop Tract: All that certain piece, parcel or tract of land situate and being in the Town of Spring Lake, Cumberland County, State of North Carolina, shown as designated as Lot 2 Retail Shop Tract on a Recombination and Preliminary Subdivision Plat for RR of Spring Lake, LLC, prepared by Freeland & Associates, Inc., dated March 31, 2002, last revised April 3, 2003, and recorded in the Cumberland County Register of Deeds in Plot Book 108, Page 188, and being more particularly described as follows:

Commencing at an existing iron pin located on the eastern right-of-way of N.C. Highway 210 (100' right-of-way), said iron pin being located approximately 958 feet from the western right-of-way of SR 1620, said iron pin also being a common corner with property of Florence C. Welton (Deed Book 865, Page 13); thence bearing said right-of-way along the common line of Welton S 39-09-04 E for 11.05 feet to an iron pin being the Point of Beginning; thence along said line, S 39-09-04 E for 281.73 feet to an existing iron pin; thence along proposed property lines the following courses and distances: S 40-02-18 E for 128.83 feet to an iron pin; thence S 07-25-20 E for 93.02 feet to an iron pin; thence S 36-48-38 W for 77.28 feet to an iron pin; thence S 61-39-34 W for 285.08 feet to an "X" set in concrete; thence S 87-44-21 W for 35.93 feet to an iron pin; thence N 68-11-00 W for 171.41 feet to an iron pin on the eastern right-of-way of N.C. Highway 210; thence along said right-of-way N 03-11-33 W for 81.62 feet to an iron pin; thence N 25-36-41 E for 521.11 feet to the Point of Beginning. Said tract contains 4.116 acres or 179,287 square feet more or less.

For informational purposes only, the metes and bounds description conforms to a plat entitled "ALTA/ACSM Land Title Survey for RR of Spring Lake, LLC, Wal-Mart Real Estate Business Trust, Compass Bank and Colonial Title Insurance Company" prepared by Freeland & Associates, Inc., dated March 31, 2002, last revised January 1, 2004, and recorded in the Cumberland County Register of Deeds in Plot Book 111, Pages 1 and 2, which plat reveals a 0.164 acre portion of the property as part of the road right-of-way for Highway 210, leaving a net acreage for the subject property of 4.116 acres.

Together with (both Tracts): Easement rights as defined and described in the Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and RR of Spring Lake, LLC, dated April 17, 2003 and recorded in Book 8065, Page 706, Cumberland County Registry.

It being the same property conveyed to Spring Lake Shop Investment, LLC by deed filed December 28, 2007 and recorded in Book 7777, Page 482, Cumberland County Registry, and by deed filed of even date herewith and recorded in Book 8797, Page 286, Cumberland County Registry.

FLOOD INFORMATION

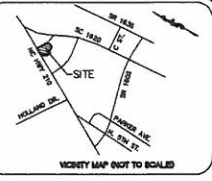
FLOOD ZONE "C"
(AREA OF MINOR FLOODING PER VIEW OF CUMBERLAND COUNTY)
COMBUND PANEL NO. 37078
MAP REVISION: MAY 4, 2000
FLOOD ZONE "X"
(AREA DETERMINED TO BE SUBJECT TO THE 500 YEAR FLOOD PER THE TOWN OF SPRING LAKE)
COMBUND PANEL NO. 37044
MAP REVISION: MAY 4, 2000

ZONING INFORMATION

ZONING: C/P
(PLANNED COMMERCIAL)
SETBACKS:
FRONT: MEASURED FROM R/W LINE: 50'
MEASURED FROM C/L OF STREET: 80'
SIDE: 30'
REAR: 30'

PARKING INFORMATION

153 REGULAR SPACES
8 HANDICAP SPACES
158 SPACES TOTAL



SURVEYOR'S NOTES

- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENT AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNRESTRICTED TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON THE BEST INFORMATION AND BELIEF. AS SUCH, DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- THE UNDERGROUND UTILITIES SHOWN HEREIN WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATION SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERIC CONTRACTOR SMALL CALL LOCATOR SERVICE FOR INDICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS

NONE OBSERVED

**LAND AREA:
179,287 SQ.FT.
4.116 ACRES**



FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE, SC 29609
TEL: (864) 271-4634 FAX: (864) 233-0315
EMAIL: info@freeland-associates.com

DRAWN: CF PARTY CHECK: NO CHECKED: JCC

REF. DEED BOOK: 0111-0001

REF. DEED BOOK: 06797-0286

TAX MAP: 0501-08-5838

DATE OF SURVEY: 8-16-2014

DATE DRAWN: 8-16-2014

DRAWING NO: 85383

DATE OF LAST REVISION:

SCALE: 1" = 80'

FILE: JAMES R. FREELAND

COA: C-0478

**STATE OF NORTH CAROLINA
CUMBERLAND COUNTY TOWN
OF SPRING LAKE**

**ALTA/ACSM LAND TITLE
SURVEY FOR
RIVERCREST REALTY**

SITE ADDRESS:
630 LILLINGTON HIGHWAY
SPRING LAKE, NC 28390

PARCEL DESCRIPTION

RETAIL SHOP TRACT
All that certain parcel or lot of land lying in Cumberland County, being located on the easterly side of N.C. Highway 210 and being more particularly described as follows:

Commencing at an existing iron pin located on the eastern right-of-way of N.C. Highway 210 (100' right-of-way), said iron pin being located approximately 958 feet from the western right-of-way of SR 1620, said iron pin also being a common corner with property of Florence C. Welton (Deed Book 865, Page 13); thence bearing said right-of-way along the common line of Welton S 39-09-04 E for 11.05 feet to an iron pin being the Point of Beginning; thence along said line, S 39-09-04 E for 281.73 feet to an existing iron pin; thence along S 40-02-18 E for 128.83 feet to an iron pin; thence S 07-25-20 E for 93.02 feet to an iron pin; thence S 36-48-38 W for 77.28 feet to an iron pin; thence S 61-39-34 W for 285.08 feet to an "X" set in concrete; thence S 87-44-21 W for 35.93 feet to an iron pin; thence N 68-11-00 W for 171.41 feet to an iron pin on the eastern right-of-way of N.C. Highway 210; thence along said right-of-way N 03-11-33 W for 81.62 feet to an iron pin; thence N 25-36-41 E for 521.11 feet to the Point of Beginning. Said tract contains 4.116 acres or 179,287 square feet more or less.

Together with (both Tracts): Easement rights as defined and described in the Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and RR of Spring Lake, LLC, dated April 17, 2003 and recorded in Book 8065, Page 706, Cumberland County Registry.

It being the same property conveyed to Spring Lake Shop Investment, LLC by deed filed December 28, 2007 and recorded in Book 7777, Page 482, Cumberland County Registry, and by deed filed of even date herewith and recorded in Book 8797, Page 286, Cumberland County Registry.

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 3000-474781
EFFECTIVE: JUNE 10, 2014

3. Terms, provisions, covenants, conditions, assessments and restrictions as provided in instrument recorded in Book 8065, Page 706. * No survey items to address.

4. Easements and any other facts as shown in Plot Book 108, Page 188; and Plot Book 111, Pages 1 and 2, * affecting matters shown on current survey.

5. Right of way of NC Secondary Road 1620 to its full legal width. * Affects Lot 4 as shown on plat.

6. Easement to the Department of Transportation recorded in Book 4458, Page 752; Book 3302, Page 544; and Book 3302, Page 546. * Temporary. Construction and other easements shown on plat.

7. Easement to Carolina Telephone & Telegraph Company recorded in Book 298, Page 584; and Book 709, Page 314. * Unable to locate per information provided, may or may not affect subject property.

8. Easement to Carolina Power and Light Company recorded in Book 369, Page 460; Book 300, Page 276; Book 465, Page 76; Book 753, Page 142; and Book 2489, Page 224. * Unable to locate per information provided, may or may not affect subject property.

9. Easement(s) to the City of Spring Lake recorded in Book 2503, Page 422; and Book 3124, Page 827. (Easement Easement only)

10. Right(s) of way to Colonial Pipeline Company recorded in Book 1019, Page 579. (Easement Easement only) Unable to locate per information provided, may or may not affect subject property.

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 NSPS, and includes items 1-A, 6a, 8, 11c, 13 and 14 of Table A thereof. The field work was completed on 8-16-2014. Date of Plat or Map: 8-16-2014.

JAMES R. FREELAND
NO. 12838

NORTH CAROLINA CERTIFICATE

I, JAMES R. FREELAND, CERTIFY THAT THE FOREGOING SURVEY, TOPOGRAPHICAL SURVEY, ALTA/ACSM LAND TITLE SURVEY, AND VERTICAL CONTROL, WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (ORSE DESCRIPTIONS RECORDED AS USED HEREIN). I FURTHER CERTIFY THAT THE SURVEYERS OF BROWN, PARDUE, OR AN INSTRUMENT ISSUED BY THE BOARD OF PROFESSIONAL SURVEYORS OF NORTH CAROLINA THAT THE SURVEYERS OF THE SURVEYORS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NC 86-200).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS _____ DAY OF _____ 2014.

JAMES R. FREELAND NO. 12838

- LEGEND**
- UP LIGHT POLE
 - FP POWER POLE
 - WV WATER VALVE
 - WM WATER METER
 - SM STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - SM SANITARY SEWER MANHOLE
 - GV GAS VALVE
 - TP TELEPHONE PEDESTAL
 - BO BURNING
 - PH PRE HYDRANT
 - RP NEW IRON PIN (1/4" DIA) REBAR
 - ED EXISTING IRON PIN
 - EL OVERHEAD ELECTRIC LINE
 - UL UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - GL GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UL UNDERGROUND TELEPHONE LINE
 - UP UNDERGROUND GAS MAIN
 - CL CEMENT
 - RCP REINFORCED CONCRETE PIPE
 - CM CORRUGATED METAL PIPE

