

TITLE EXCEPTION

- EXCEPTIONS TO SCHEDULE B, SECTION 2
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. 3020-560904
COMMITMENT DATE: AUGUST 28, 2012
- Agreement regarding Easements, Covenants and Restrictions recorded in DB. 2139-1265 affecting subject property, access, water and sanitary sewer easements shown on plat.
 - Easement in favor of Bell South recorded in DB. 2186-3239 affects subject property as shown on plat.
 - Reciprocal Easement Agreement and termination of Easement recorded in DB. 2205-3347. Affects property, shown on plat.
 - Easement to Duke Power Co. recorded in DB. 2218-3624 affects subject property with a 30' electric easement, Duke Power Map as called for in document was not provided, unable to plot or locate from information provided, Affects property.
 - Easements in favor of Duke Power Co. recorded in DB. 1632-597 affects subject property as shown on plat.
 - Easement in favor of the City of Winston Salem recorded in DB. 845-339, DB. 1467-850, and DB. 1467-871. No longer affects property, Easements abandoned per Plat Book 44, page 41.
 - Easement in favor of the City of Winston Salem recorded in DB. 1368-1127. Shown hereon, 60' right-of-way for Road Project for Eddystone Lane.
 - Commencement agreement recorded in DB. 2246-3426. No survey matters to address.
 - Right of Way agreement in favor of Piedmont Natural Gas Company, Inc. recorded in DB. 2371, page 4240. Approximate location of natural gas line shown hereon, affects subject property.
 - Plat recording authorization and/or Statement of Dedication of Streets or Roads recorded in Book 2201, page 2764. No survey matters to address.
 - Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 44, pages 21 and 22 and Plat Book 44, pages 85 and 86. All appurtenant matters shown.
 - Terms and Conditions of Memorandum of Lease by and between Hanes Commons, LLC and Baby Superstore, Inc., pursuant to lease recorded in Book 2139, page 1369.
 - Terms and Conditions of Memorandum of Lease by and between Hanes Commons, LLC and Ross Stores, Inc., pursuant to lease recorded in Book 2139, page 1365 and re-recorded in Book 2151, page 1029.
 - Terms and Conditions of Memorandum of Lease by and between Hanes Commons, LLC and HomeGoods, Inc., pursuant to lease recorded in Book 2139, page 1406.
 - Terms and Conditions of Memorandum of Lease by and between Hanes Commons, LLC and Rare Hospitality International, Inc., recorded in Book 2299, page 0186.
 - Terms and Conditions of Memorandum of Lease by and between Hanes Commons, LLC and Coat Plus, Inc., recorded in Book 2156, page 108, as affected by Non-Disturbance, Attornment and Subordination Agreement recorded in Book 2156, page 113.
 - Reciprocal Easement Agreement by and between Eugenia S. Dull, et. al., as recorded in Book 1793, page 292.
 - Access Easement Agreement by and from Hanes Commons, LLC to and for the benefit of S. Jane McCredy, Executrix, et. al., as recorded in Book 2139, page 1323. Affects subject property as shown on plat.

WRITTEN DESCRIPTION

WINSTON-SALEM (HANES), LLC TRACT
WINSTON TOWNSHIP, CITY OF WINSTON SALEM, FORSYTH COUNTY,
NORTH CAROLINA

Being all that certain place, parcel or lot of land lying and being in the county of Forsyth, State of North Carolina lying on the southern side of Hanes Mall Blvd. Near the intersection of Westgate Center Drive and being shown on a plat by Freeland & Associates, Inc. dated September 16, 2002 entitled "As-Built Survey for Costco Wholesale Corporation, Principal Commercial Funding, LLC, its Successors and/or Assigns & Hanes Commons, LLC & First American Title Insurance Company" last revised November 18, 2002, and being more fully described to wit:

Beginning at a Mag. Nail located on the southern right-of-way of Hanes Mall Boulevard (Variable width right-of-way), said Mag. Nail also being the northeastern most property corner of Costco Wholesale Corp. (Deed Book 2139, Page 1267), being the POINT OF BEGINNING; thence continuing along the southern right-of-way of Hanes Mall Boulevard S 65°32'42" E for 115.16 feet to an iron pin; thence S 24°35'51" W for 9.99 feet to an iron pin; thence S 85°33'39" E for 191.08 feet to an iron pin; thence S 65°11'51" E for 190.30 feet to a point; thence S 63°39'40" E for 108.20 feet to a Mag. Nail; thence along a curve to the right having a radius of 5665.81 feet, an arc length of 178.90 feet and a chord bearing and distance of S 62°28'47" E for 178.90 feet to an "X" set in concrete; thence S 60°56'00" E for 127.44 feet to an iron pin; thence leaving the southern right-of-way of Eddystone Lane N 82°46'59" W for 25.88 feet to an iron pin; thence N 48°31'14" W for 146.41 feet to an iron pin; thence along the eastern right-of-way of Summerlin Drive (60-foot right-of-way) N 53°18'03" W for 251.98 feet to an iron pin; thence along the western right-of-way of Eddystone Lane (60-foot right-of-way) S 00°09'48" W for 37.87 feet to an iron pin; thence N 89°51'12" W for 29.94 feet to an iron pin; thence leaving said right-of-way along the common line of Costco Wholesale Corp. (Deed Book, Page 4219) the following courses and distances: S 65°08'47" W for 58.71 feet to an iron pin; thence N 82°46'59" W for 25.88 feet to an iron pin; thence N 48°31'14" W for 146.41 feet to an iron pin; thence S 78°06'13" W for 129.11 feet to an iron pin; thence along the common line of Costco Wholesale Corp. (Deed Book 2139, Page 1267) the following courses and distances: N 24°38'00" E for 194.72 feet to a point; thence N 65°23'56" W for 145.06 feet to a Mag. Nail; thence N 24°37'14" E for 233.17 feet to a Mag. Nail; thence S 78°19'19" E for 28.45 feet to a Mag. Nail; thence N 24°36'04" E for 396.70 feet to an "X" in concrete; thence N 65°23'56" W for 228.49 feet to a drill hole; thence N 24°31'58" E for 291.22 feet to a Mag. Nail on the southern right-of-way of Hanes Mall Boulevard and being the Point of Beginning. Said tract contains 17,457 acres or 760,442 square feet more or less.

CERTIFICATE

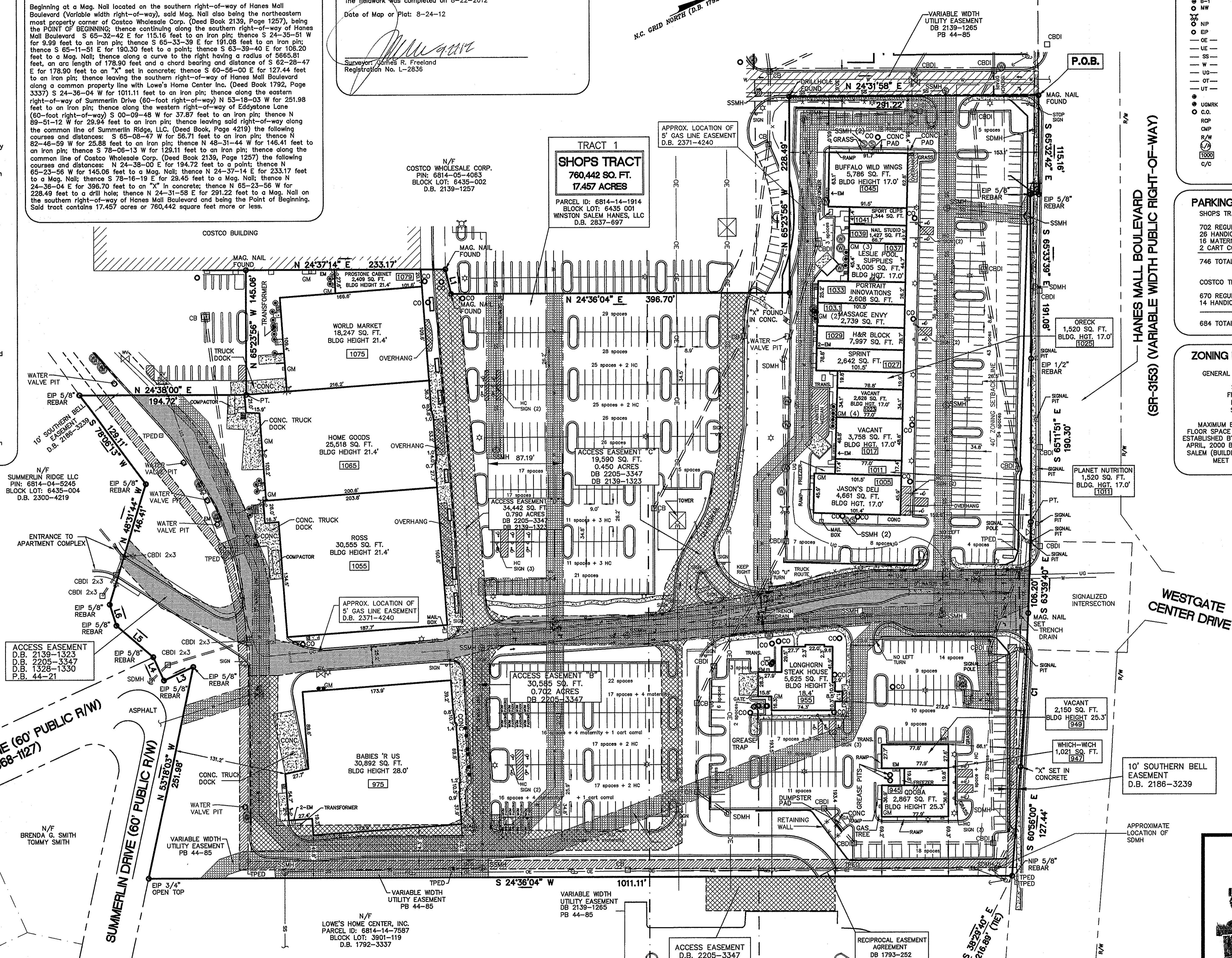
To: WINSTON-SALEM (HANES), LLC, GOLDMAN SACHS COMMERCIAL MORTGAGE CAPITAL, L.P., GOLDMAN SACHS MORTGAGE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY:

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 1-4, 6(a), 6(b), 7(c), 7(d), 7(e), 8-9, 10(c), 11(c), 11(b), 13-14, 16-19 of Table A thereof.

The fieldwork was completed on 8-22-2012
Date of Map or Plat: 8-24-12

Surveyor: James R. Freeland
Registration No. L-2836

TRACT 1
SHOPS TRACT
760,442 SQ. FT.
17,457 ACRES
PARCEL ID: 6814-14-1914
BLOCK LOT: 6435-001
WINSTON SALEM HANES, LLC
D.B. 2837-697



- LEGEND:**
- POB POINT OF BEGINNING
 - PP LIGHT POLE
 - WP WATER PILE
 - WM WATER METER
 - SMH STORM DRAIN MANHOLE
 - CB CATCH BASIN
 - SSMH SANITARY SEWER MANHOLE
 - GV GAS VALVE
 - TP TELEPHONE PEDESTAL
 - BP BURNING PIT
 - HW MONITORING WELL
 - NI NEW IRON PIN (5/8" REBAR)
 - EP EXISTING IRON PIN
 - UE UNDERGROUND ELECTRIC LINE
 - US UNDERGROUND SANITARY SEWER LINE
 - W WATER LINE
 - UG GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - GP GUARD POST
 - UMK UNDERGROUND GAS MARKER
 - C CLEANOUT
 - RFP REINFORCED CONCRETE PIPE
 - OMP CORRUGATED METAL PIPE
 - R/W RIGHT-OF-WAY
 - LA LIMITED ACCESS
 - AD ADDRESS
 - C/C CART CORRAL

- SHOPPING INFORMATION:**
- SHOPS TRACT
- 702 REGULAR SPACES
 - 28 HANDICAP SPACES
 - 15 MATERNITY SPACES
 - 2 CART CORRAL
- 746 TOTAL SHOPS SPACES
- COSTCO TRACT
- 670 REGULAR SPACES
 - 14 HANDICAP SPACES
- 684 TOTAL SPACES

- ZONING INFORMATION:**
- ZONED:
GENERAL BUSINESS DISTRICT
- SETBACKS:
FRONT = 40'
REAR = 0'
SIDE = 20'
- MAXIMUM BUILDING HEIGHT: 60'
FLOOR SPACE AREA RESTRICTIONS AS ESTABLISHED BY SPECIAL USE PERMIT IN APRIL, 2000 BY THE CITY OF WINSTON SALEM (BUILDINGS AS SHOWN HEREON MEET SPECIFICATIONS)

SURVEYOR'S NOTES:

- ZONING REPORT WAS PROVIDED BY FAULK & FOSTER REAL ESTATE DATED SEPTEMBER 27, 2012.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 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.
- THE WORDS "CERTIFY", "CERTIFIED" 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.
- 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.

CURRENT OWNER:
WINSTON SALEM (HANES), LLC
8816 SIX FORKS ROAD
RALEIGH, NC 27615

POSSIBLE ENCROACHMENTS:
NONE OBSERVED

LAND AREA:
760,442 SQ.FT.
17.457 ACRES

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: BEC PARTY CHIEF: MVA/CB CHECKED: MVA/SB

REF. PLAT BOOK: 6435-001

REF. DEED BOOK: 2139-1254/2837-697

PLAT: 6814-14-1914

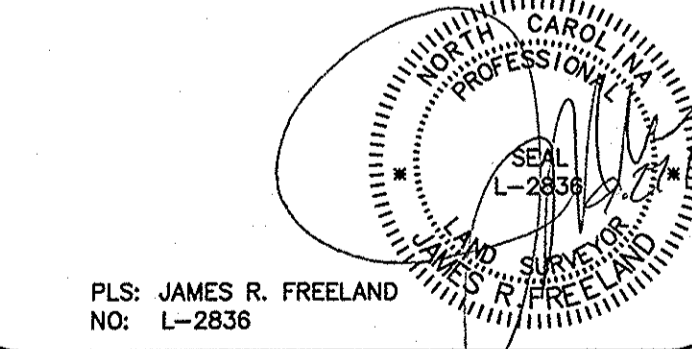
DATE OF SURVEY: 8-21-2012

DATE DRAWN: 8-24-2012

DRAWING NO: 60821-REVISED

DATE OF LAST REVISION: 9-27-12

SCALE: 1" = 60'



STATE OF NORTH CAROLINA
FORSYTH COUNTY
WINSTON TOWNSHIP
CITY OF WINSTON SALEM

ALTA/ACSM LAND TITLE
SURVEY FOR
WINSTON-SALEM (HANES), LLC

SITE ADDRESS:
955 HANES MALL BOULEVARD
WINSTON SALEM, NC

REVISIONS

NO.	DATE	DESCRIPTION	BY
2	9/27/12	Client Revisions	MVA
1	9/6/12	Added Title Statement	MVA

LINE TABLE

LINE	LENGTH	BEARING
L1	29.45'	S 78°16'19" E
L2	9.99'	S 24°35'51" W
L3	37.87'	S 00°09'48" W
L4	29.94'	N 89°51'12" W
L5	56.71'	S 65°08'47" W
L6	25.88'	N 82°46'59" W

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5665.81'	178.90'	89.46'	178.90'	S 62°28'47" E	01°48'33"

FLOOD INFORMATION:

FLOOD ZONE "X"
AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN
PER FLOOD INSURANCE RATE MAP (FIRM)
MAP NUMBER 371081400J
EFFECTIVE DATE: JANUARY 2, 2009

ALWAYS CALL BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR DRILLING HOLES. IF AN UNDERGROUND UTILITY LINE IS STRUCK, YOU CAN HARM YOURSELF OR THOSE NEARBY. YOU CAN ALSO BE HELD RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. MEMBERS 811 ARE A NETWORK OF A PROFESSIONAL ORGANIZATION. ONE CALL 811 GETS YOUR UNDERGROUND LINES MARKED FOR FREE.

NOT FOR RECORDATION