

| CURVE | RADIUS  | LENGTH | TANGENT | CHORD  | BEARING       | DELTA     |
|-------|---------|--------|---------|--------|---------------|-----------|
| C1    | 195.00' | 59.78' | 30.12'  | 59.54' | N 77°01'44" W | 17°33'49" |
| C2    | 40.00'  | 62.83' | 40.00'  | 56.57' | S 40°48'39" E | 90°00'00" |
| C3    | 155.00' | 47.51' | 23.94'  | 47.33' | N 77°01'44" W | 17°33'49" |

| LINE | LENGTH  | BEARING       |
|------|---------|---------------|
| L1   | 68.51'  | N 85°48'39" W |
| L2   | 40.00'  | S 21°39'03" W |
| L3   | 20.00'  | S 21°39'03" W |
| L4   | 144.51' | N 85°48'39" W |
| L5   | 263.23' | N 85°48'39" W |
| L6   | 64.66'  | N 25°48'39" W |
| L7   | 148.02' | N 85°48'39" W |
| L8   | 76.00'  | N 04°11'21" E |
| L9   | 91.28'  | N 85°48'39" W |
| L10  | 134.29' | N 25°48'39" W |
| L11  | 201.93' | N 04°11'21" E |

**ZONING INFORMATION:**

ZONED: SB  
 SETBACK LINE:  
 FRONT: 35'  
 SIDE: 0' OR 25'  
 BACK: 25'  
 MAXIMUM BUILDING HEIGHT: NONE

**FLOOD INFORMATION:**

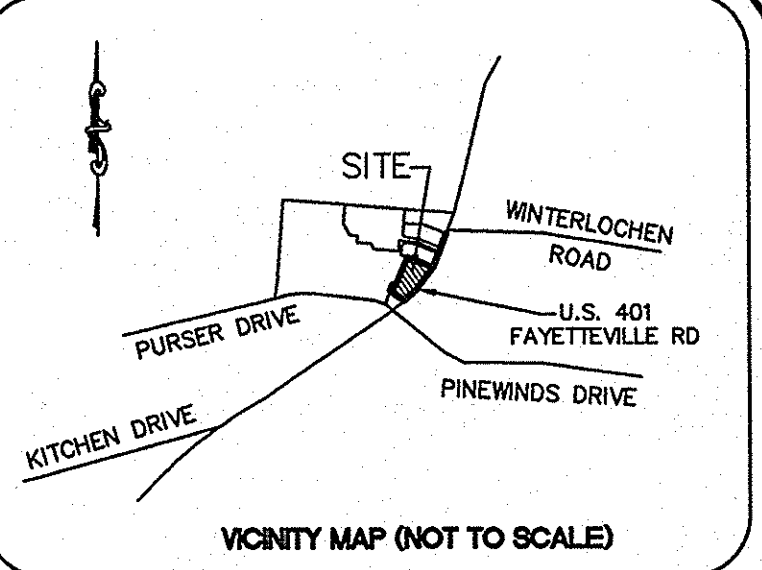
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING) PER CITY OF GARNER FIRM COMMUNITY PANEL NO. 3720170100J EFFECTIVE DATE: MAT 2, 2006

**PARKING INFORMATION:**

254 REGULAR SPACES  
 8 HANDICAP SPACES  
 262 SPACES TOTAL

**CERTIFICATE:**

TO: RIVERCREST REALTY ASSOCIATES, LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, 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 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, 6A, 6B, 7A, 7B, 7C, 8, 9, 10A, 11A, 13, 14, 16, 18, 20A & 21 OF TABLE A THEREOF.  
 THE FIELD WORK WAS COMPLETED ON APRIL 23, 2015.  
 DATE OF PLAT OR MAP: APRIL 27, 2015.  
 JAMES R. FREELAND  
 NO. L-2836



**SURVEYOR'S NOTES:**

- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 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 AND 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 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.

**NOT FOR RECORDATION**

**SITE ADDRESS:**  
 4412-4482 FAYETTEVILLE ROAD  
 GARNER, NC  
**CURRENT OWNER OF RECORD:**  
 WLA GARNER SHOP II, LLC,  
 1311 CHUCK DANLEY BLVD., SUITE 102  
 MT. PLEASANT SC. 29464

**POSSIBLE PROJECTIONS:**

NONE OBSERVED

**LAND AREA:**

266,670 SQ.FT.  
 6.122 ACRES

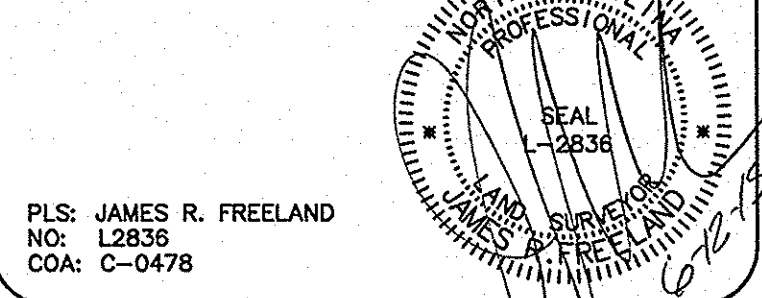
**BASIS OF BEARINGS:**

BEARING BASED ON GPS "RTK" OBSERVATION OF USGS MON. "CARTER", "CARL" & "FAITH".  
 NAD 83 (1986) GRID BEARING,  
 GROUND DISTANCE NAVD 88



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: GRA CHECKED: JCC  
 REF. PLAT BOOK: BM. 2009-167  
 REF. DEED BOOK: 014147-01685  
 PIN NO: 1701178044  
 DATE OF SURVEY: 4-23-2015  
 DATE DRAWN: 4-27-2015  
 DRAWING NO: 66012  
 DATE OF LAST REVISION: 6-12-2015  
 SCALE: 1" = 50'



STATE OF NORTH CAROLINA  
 WAKE COUNTY  
 CITY OF GARNER  
 SWIFT CREEK TOWNSHIP  
 ALTA/ACSM LAND TITLE  
 SURVEY FOR  
 RIVERCREST REALTY  
 ASSOCIATES, LLC.  
 (LOT 2)  
 SHOPPES AT GARNER

20' SANITARY SEWER EASEMENT D.B. 2008-1325

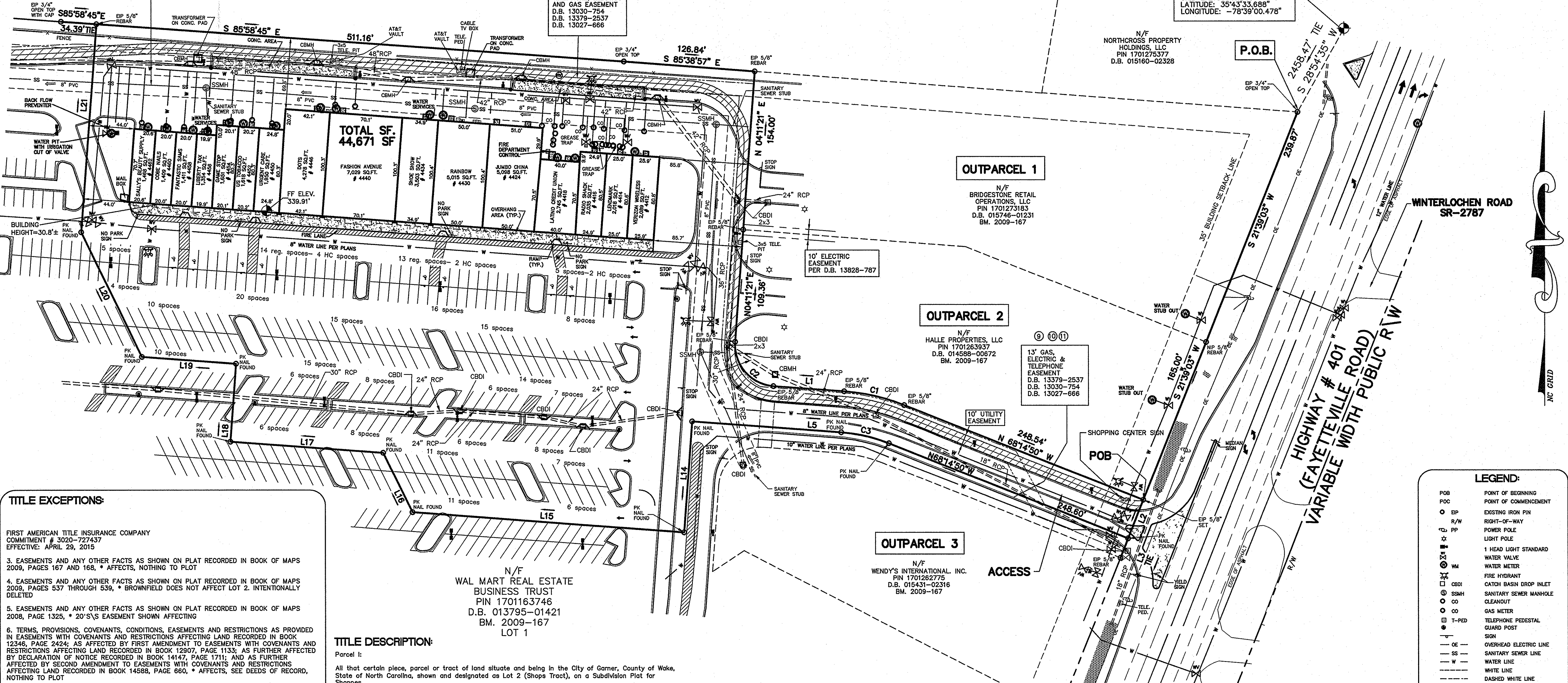
TELEPHONE, ELECTRIC AND GAS EASEMENT D.B. 13030-754 D.B. 13379-2537 D.B. 13027-666

N/F KMART CORPORATION PIN 1701179650 D.B. 013020-00713

P.O.C. NCGS MONUMENT "CARTER" GRID N: 719353.010 GRID E: 2103841.840 LATITUDE: 35°43'33.698" LONGITUDE: -78°39'00.478"

NORTH CROSS PROPERTY HOLDINGS, LLC PIN 1701275377 D.B. 015160-02328

P.O.B.



**TITLE EXCEPTIONS:**

- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-727437 EFFECTIVE: APRIL 29, 2015
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2009, PAGES 167 AND 168, \* AFFECTS, NOTHING TO PLOT
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2009, PAGES 537 THROUGH 539, \* BROWNFIELD DOES NOT AFFECT LOT 2. INTENTIONALLY DELETED
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2008, PAGE 1328, \* 20'-S'S EASEMENT SHOWN AFFECTING
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 12346, PAGE 2424; AS AFFECTED BY FIRST AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 12907, PAGE 1133; AS FURTHER AFFECTED BY DECLARATION OF NOTICE RECORDED IN BOOK 14147, PAGE 1711; AND AS FURTHER AFFECTED BY SECOND AMENDMENT TO EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 14588, PAGE 660, \* AFFECTS, SEE DEEDS OF RECORD, NOTHING TO PLOT
- TERMS AND PROVISIONS OF POA RETENTION EASEMENT AND AGREEMENT RECORDED IN BOOK 12335, PAGE 2624; AS AFFECTED BY FIRST AMENDMENT TO POA RETENTION EASEMENT AND AGREEMENT RECORDED IN BOOK 13021, PAGE 1242, \* AFFECTS, NOTHING TO PLOT
- TERMS AND PROVISIONS OF EASEMENT AGREEMENT RECORDED IN BOOK 13021, PAGE 1250, \* AFFECTS, NOTHING TO PLOT
- UTILITY EASEMENT TO PUBLIC SERVICE COMPANY OF NORTH CAROLINA, INCORPORATED, D/B/A PSNC ENERGY, RECORDED IN BOOK 13027, PAGE 666, \* AFFECTS AS SHOWN.
- EASEMENT TO BELL SOUTH TELECOMMUNICATIONS, INC., RECORDED IN BOOK 13030, PAGE 754, \* AFFECTS AS SHOWN.
- NON-EXCLUSIVE EASEMENT TO CAROLINA POWER & LIGHT COMPANY, D/B/A PROGRESS ENERGY CAROLINAS, INC., RECORDED IN BOOK 13379, PAGE 2537, \* AFFECTS AS SHOWN.
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY, D/B/A PROGRESS ENERGY CAROLINAS, INC., RECORDED IN BOOK 13828, PAGE 787, \* DOES NOT AFFECT. INTENTIONALLY DELETED.
- TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN RESTRICTIVE COVENANT RECORDED IN BOOK 12335, PAGE 2668, \* AFFECTS, NOTHING TO PLOT
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 2006, PAGES 2683 AND 2684, \* AFFECTS, NOTHING TO PLOT. INTENTIONALLY DELETED.
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2968, PAGE 451, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 1805, PAGE 573, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 1805, PAGE 572, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER
- EASEMENT TO CAROLINA POWER & LIGHT COMPANY RECORDED IN BOOK 2968, PAGE 452, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER
- TERMS AND PROVISIONS OF GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1131, PAGE 183, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER.
- TERMS AND PROVISIONS OF GENERAL PERMIT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1127, PAGE 292, \* BLANKET EASEMENT, MAY OR MAY NOT AFFECT ANY LONGER.
- TERMS AND PROVISIONS OF SEWER EASEMENT AGREEMENT RECORDED IN BOOK 12335, PAGE 2657, \* IS APPURTENANT TO LOT 2.

**TITLE DESCRIPTION:**

Parcel I:  
 All that certain piece, parcel or tract of land situate and being in the City of Garner, County of Wake, State of North Carolina, shown and designated as Lot 2 (Shops Tract), on a Subdivision Plat for Shoppes at Garner - Phase II, prepared by Freeland & Associates, Inc., dated February 3, 2005, last revised December 8, 2008 recorded February 17, 2009, in Map Book 2009, Page 167 & 168, Wake County Registry.

Parcel II:  
 Together with an easement interest created by virtue of that certain document entitled Easements with Covenants and Restrictions Affecting Land (ECR) recorded in Book 12346, Page 2424; as affected by First Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 12907, Page 1133; as further affected by Declaration of Notice recorded in Book 14147, Page 1711; and as further affected by Second Amendment to Easements with Covenants and Restrictions Affecting Land recorded in Book 14588, Page 660, Wake County Registry.

Together with an easement interest created by virtue of that certain document entitled POA Retention Easement and Agreement recorded in Book 12335, Page 2624; as affected by First Amendment to POA Retention Easement and Agreement recorded in Book 13021, Page 1242, Wake County Registry.

Together with an easement interest created by virtue of that certain document entitled Sewer Easement Agreement recorded in Book 13021, Page 1250, Wake County Registry.

Together with an easement interest created by virtue of that certain document entitled Easement Agreement recorded in Book 13021, Page 1250, Wake County Registry.

**PARCEL DESCRIPTION:**

**SHOPS TRACT**  
 Commencing at the NCGS Monument "Carter" having grid coordinates N-719353.010, E-2103841.840; thence with a tie line S 28-54-35 W for 2458.47 feet to an iron pin located along the north west right of way of Hwy. 401 (Fayetteville Road) being a common corner of Ocharities Inc. (D.B. 8971 pg. 2313); thence running with said north west right of way S 21-39-03 W for 404.87 feet to an iron pin being the Point of Beginning; thence continuing with said north west right of way S 21-39-03 W for 40.00 feet to a PK nail; thence leaving said north west right of way and running with the common line of the Wal-Mart Tract N 68-14-50 W for 248.60 feet to a PK nail; thence along a concave curve to the south west having a radius of 155.00 feet, an arc length of 47.51 feet, and a chord bearing and distance of N 77-01-44 W for 47.33 feet to a PK nail; thence N 85-48-39 W for 108.01 feet to a PK nail; thence N 85-48-39 W for 263.23 feet to a PK nail; thence N 25-48-39 W for 64.66 feet to a PK nail; thence N 85-48-39 W for 148.02 feet to a PK nail; thence N 04-11-21 E for 76.00 feet to a PK nail; thence N 85-48-39 W for 91.28 feet to a PK nail; thence N 25-48-39 W for 134.29 feet to a PK nail; thence N 04-11-21 E for 201.93 feet to an iron pin; thence running with the common line of K-Mart of N.C. LLC (D.B. 8523 pg. 2536) S 85-58-45 E for 511.16 feet to an iron pin; thence S 85-38-57 E for 126.84 feet to an iron pin; thence running with the common line of Outparcel # 1 S 04-11-21 W for 108.01 feet to an iron pin; thence along a concave curve to the north east having a radius of 40.00 feet, an arc length of 62.83 feet, and a chord bearing and distance of S 40-48-39 E for 56.57 feet to an iron pin; thence S 85-48-39 E for 68.51 feet to an iron pin; thence along a concave curve to the south west having a radius of 195.00 feet, an arc length of 59.78 feet, and a chord bearing and distance of S 77-01-44 E for 59.54 feet to an iron pin; thence S 68-14-50 E for 248.54 feet to the Point of Beginning containing 6.122 Acres or 266,670 Sq. Ft. more or less.



**NORTH CAROLINA CERTIFICATE:**

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY, AND THE HORIZONTAL AND VERTICAL CONTROL WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 14147, PAGES 1685 AND N/A, PAGE N/A); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK N/A, PAGE N/A, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000;  
 POSITIONAL ACCURACY: 0.05 FEET TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC DATE(S) OF SURVEY: 4-23-15 DATUM/EPOCH: HORIZONTAL (NAD83); VERTICAL (NAVD 88) GEOID MODEL: GEOID 1999 UNITS: SURVEY FOOT PUBLISHED/FIXED CONTROL MONUMENTS USED: NCGS "CARTER" AND NCGS "CARL"  
 AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).  
 WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 12TH DAY OF JUNE, 2015.  
 SIGNED: [Signature]  
 JAMES R. FREELAND NO. L2836