

**TITLE DESCRIPTION:**

That certain tract or parcel of land situated, lying and being in the City of Charlotte, Mecklenburg County and being more particularly described as follows:

Beginning at an iron pin located on the southern right-of-way of Emerywood Drive (60 foot public right-of-way) and being the northeastern corner of property as shown on Plat Book 40, Page 965, thence along the southerly right-of-way of Emerywood Drive S 88-01-17 E for 59.28 feet to an iron pin; thence along a curve concave to the Southeast having a radius of 395.32 feet, an arc length of 287.98 feet and a chord bearing and distance of S 88-35-41 E 282.88 feet to an iron pin; thence S 49-12-30 E for 214.09 feet to an iron pin; thence S 49-22-24 E for 6.02 feet to an iron pin; thence along a curve concave to the West having a radius of 20.00 feet, an arc length of 31.19 feet, and a chord bearing and distance of S 04-10-47 E for 28.13 feet to an iron pin located on the western right-of-way of Ingleside Drive (50 foot right-of-way); thence along said right-of-way of Ingleside Drive to the East having a radius of 280.22 feet, an arc length of 191.11 feet and a chord bearing and distance of S 21-29-37 W for 187.80 feet to a pk nail; thence S 01-58-44 W 871.80 feet to a pk nail; thence along a curve concave to the West having a radius of 732.33 feet, an arc length of 98.32 feet and a chord bearing and distance of S 05-49-24 W 98.25 feet to an iron pin; thence along a curve concave to the Northwest having a radius of 27.50 feet, an arc length of 9.77 feet and a chord bearing and distance of S 46-07-44 W 9.72 feet to an iron pin located on the North right-of-way of Archdale Drive (variable width right-of-way); thence along said right-of-way, N 88-05-51 W 68.51 feet to a pk nail; thence N 83-23-35 W 191.76 feet to a pk nail; thence N 88-01-21 W 132.17 feet to an iron pin, thence along a curve concave to the Northeast having a radius of 532.50 feet, an arc length of 47.06 feet and a chord bearing and distance of N 45-59-08 W 43.05 feet to an iron pin located on the eastern right-of-way of US Hwy 21 (S. Boulevard - variable right-of-way); thence along said right-of-way, N 04-57-46 W 64.51 feet to an iron pin; thence N 01-58-16 E 1282.53 feet to a pin; thence along a curve concave to the Southeast having a radius of 16.00 feet, an arc length of 25.17 feet and a chord bearing and distance of N 46-55-49 E 22.65 feet to the point of beginning.

**NORTH CAROLINA CERTIFICATE:**

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY, THE HORIZONTAL AND VERTICAL CONTROL WAS COMPLETED UNDER MY DIRECT AND PERSONAL SUPERVISION AND AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 21395, PAGE 686 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;

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 2<sup>ND</sup> DAY OF SEPTEMBER 2016.

SIGNED: *[Signature]*  
 JAMES R. FREELAND NO. L2836

**ALTA/NSPS CERTIFICATE:**

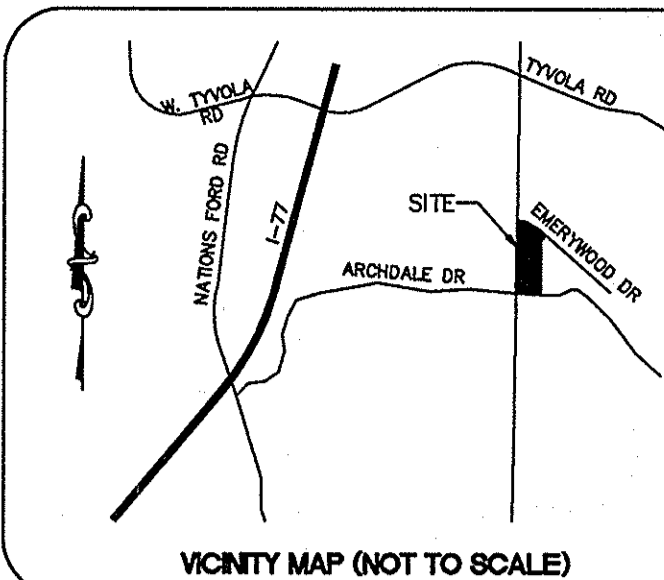
To: CHARLOTTE (ARCHDALE) UY, LLC, a Delaware limited liability company, BARCLAYS BANK PLC, a public company registered in England and Wales and its successors and assigns, FIRST AMERICAN TITLE INSURANCE COMPANY & THE PLANNING AND ZONING RESOURCE CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B, 7C, 8, 9, 11, 13, 14, 16, 17, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 8-22-2016.

DATE OF PLAT OR MAP: 8-25-2016.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (CITILE COMMITMENT # 3020-807767).

JAMES R. FREELAND, PLS  
 REGISTRATION/LICENSE NUMBER: L2836



**LAND AREA:**  
 605,981 SQ.FT  
 13.911 ACRES

**BASIS OF BEARINGS:**  
 BASIS OF BEARINGS PER RTK GPS OBSERVATION OF NCGS MONUMENTS "SIGNAL, NETHER AND M 071" NAD 83 HORIZONTAL DATUM

**LEGEND:**

- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- CATCH BASIN
- CATCH BASIN DROPPLET
- SANITARY SEWER MANHOLE
- GAS VALVE
- TELEPHONE PEDESTAL
- MONITORING WELL
- FIRE HYDRANT
- NEW IRON PIN (5/8" REBAR)
- EXISTING IRON PIN
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND GAS MARKER
- CLEANOUT
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- RIGHT-OF-WAY
- LIMITED ACCESS
- ELECTRIC METER
- GAS METER
- 2 HEAD LIGHT STANDARD
- 3 HEAD LIGHT STANDARD
- 1 HEAD LIGHT STANDARD

**SURVEYOR'S NOTES:**

- 1) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY. (PZR SITE # 96523-1) DATED: SEPTEMBER 13, 2016.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) ADDRESS INFORMATION FOR EACH TENANT IS SHOWN IN PARENTHESES.
- 4) SQUARE FOOTAGE OF PAVED AREA IS APPROXIMATELY 394,924 SQ. FT. AND INCLUDES AREAS CURRENTLY UNDER CONSTRUCTION.
- 5) THE SQUARE FOOTAGE OF THE CONTIGUOUS SHOPPING CENTER BUILDING IS 179,729 SQ.FT.
- 6) THE PROPERTY SHOWN HEREON IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-807767 DATED: AUGUST 17, 2016.
- 7) THE PROPERTY SHOWN HEREON HAS DIRECT ACCESS TO INGLESIDE DR., EMERYWOOD DR. AND SOUTH BLVD.
- 8) THERE WAS NO VISIBLE OBSERVATION OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- 9) THERE WAS NO VISIBLE OBSERVATION OF RECENT STREET OR SIDEWALK CONSTRUCTION NOR WAS THE SURVEYOR MADE AWARE OF ANY PROPOSED CHANGES TO TAKE PLACE.
- 10) NO VISIBLE WETLANDS OR WETLANDS MARKERS WERE OBSERVED BY THE SURVEYOR AT THE TIME OF THE SURVEY. NOR WERE ANY WETLANDS FOUND BASED ON THE NATIONAL WETLANDS INVENTORY WEB SITE.
- 11) THE DIVISION WALLS SHOWN IN THE BUILDING WERE TAKEN FROM VISUALLY LINING UP THE WALLS THROUGH THE FRONT GLASS OF THE STORES. NO INSIDE ACCESS WAS GAINED TO VERIFY THESE ACTUAL MEASUREMENTS.

**Freeland**  
 SURVEYORS & ENGINEERS

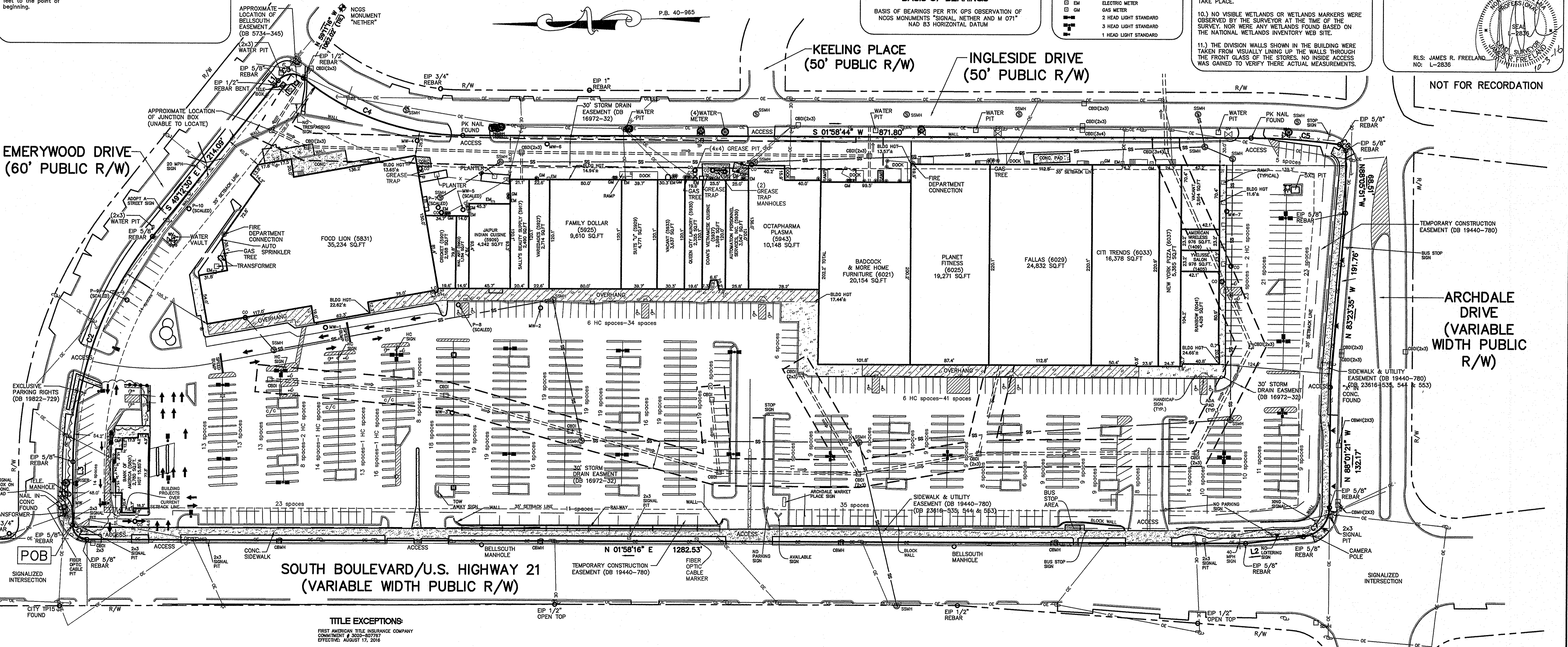
FREELAND & ASSOCIATES, INC.  
 323 WEST STONE AVE.  
 GREENVILLE S.C. 29609  
 TEL. (864) 271-4924 FAX: (864) 233-0315  
 EMAIL: jfreeland@worldnet.att.net

DRAWN: CF PARTY CHIEF: GRA CHECKED: JCC  
 REF. PLAT BOOK: 40-965  
 REF. DEED BOOK: 21395-698  
 TAX MAP: 17301201A  
 DATE OF SURVEY: 8-18-2016  
 DATE DRAWN: 8-24-2016  
 DRAWING NO: 67400  
 DATE OF LAST REVISION:

SCALE: 1" = 50'

RLS: JAMES R. FREELAND  
 NO: L-2836

NOT FOR RECORDATION



**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.02'	S 49°22'24" E
L2	64.51'	N 04°57'46" W
L3	69.28'	S 88°01'17" E

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	16.00'	25.17'	16.03'	22.65'	N 46°55'49" E	90°07'20"
C2	395.32'	267.98'	139.37'	262.88'	S 68°35'41" E	38°50'22"
C3	20.00'	31.19'	19.78'	28.13'	S 04°10'47" E	89°21'28"
C4	280.22'	191.11'	98.44'	187.43'	S 21°29'37" W	39°04'33"
C5	732.33'	98.32'	49.23'	98.25'	S 05°49'24" W	7°41'33"
C6	27.50'	9.77'	4.94'	9.72'	S 46°07'44" W	20°21'25"
C7	32.50'	47.06'	28.73'	43.05'	N 45°59'08" W	82°57'34"

**TITLE EXCEPTIONS:**

1. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-807767 EFFECTIVE: AUGUST 17, 2016
2. Easements and any other facts as shown on plat recorded in Map Book 40, Page 965 (see Affidavit recorded in Book 16687, page 90); \* ALL APPURTENANT MATTERS SHOWN
3. Notice of Residential Petroleum recorded in Book 13379, Page 736; \* GROUNDWATER FROM THE SUBJECT PROPERTY IS PROHIBITED FROM USE AS WATER SUPPLY. WATER SUPPLY WELLS OF ANY KIND SHALL NOT BE INSTALLED OR OPERATED ON THE SUBJECT PROPERTY.
4. Memorandum of Action recorded in Book 18940, Page 780; \* SIDEWALK EASEMENT, TEMPORARY CONSTRUCTION EASEMENT NO LONGER APPLICABLE. UNABLE TO LOCATE BUS STOP EASEMENT BASED UPON EXHIBIT ATTACHED TO DOCUMENT.
5. Easement to the City of Charlotte recorded in Book 16972, Page 32; \* STORM DRAIN EASEMENT SHOWN HEREON.
6. Right(s) of way to Southern Bell Telephone and Telegraph Company recorded in Book 5734, Page 345; \* APPROXIMATE LOCATION SHOWN HEREON.
7. Amended Memorandum of Action recorded in Book 22993, Page 141; \* NOT A SURVEY MATTER.
8. Consent Judgment recorded in Book 23616, Page 535; \* SIDEWALK & UTILITY EASEMENT SHOWN.
9. Consent Judgment recorded in Book 23616, Page 544; \* SIDEWALK & UTILITY EASEMENT SHOWN.
10. Consent Judgment recorded in Book 23616, Page 553; \* SIDEWALK & UTILITY EASEMENT SHOWN.
11. Terms, provisions, covenants, conditions, assessments and restrictions as provided in Notice of Brownfields Property, recorded in Book 16993, Page 420; modified in Book 21304, Page 616; \* GROUNDWATER FROM THE SUBJECT PROPERTY IS PROHIBITED FROM USE AS WATER SUPPLY. WATER SUPPLY WELLS OF ANY KIND SHALL NOT BE INSTALLED OR OPERATED ON THE SUBJECT PROPERTY.
12. Terms, provisions, covenants, conditions, assessments and restrictions as provided in Declaration of Covenants, Conditions, and Restrictions, recorded in Book 25816, Page 637; \*

**PARKING INFORMATION:**

717 REGULAR SPACES  
 22 HANDICAP SPACES  
 739 TOTAL SPACES

1 SPACE PER 250 SQ. FT.  
 REQUIRED 681 SPACES

**ZONING INFORMATION:**

ZONED: B1-SCD (SHOPPING CENTER DISTRICT)

SETBACK LINE:  
 35' ALONG ALL STREETS  
 MAXIMUM BUILDING HEIGHT - 40'

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN; AREAS OUTSIDE FUTURE CONDITIONS 1% ANNUAL CHANCE FLOODPLAIN) PER MECKLENBURG COUNTY FIRM COMMUNITY PANEL NO. 3710453100K EFFECTIVE DATE: SEPTEMBER 2, 2015.

STATE OF NORTH CAROLINA  
 MECKLENBURG COUNTY  
 CITY OF CHARLOTTE

**ALTA/NSPS LAND TITLE SURVEY FOR CHARLOTTE (ARCHDALE) UY, LLC and BARCLAYS BANK PLC**