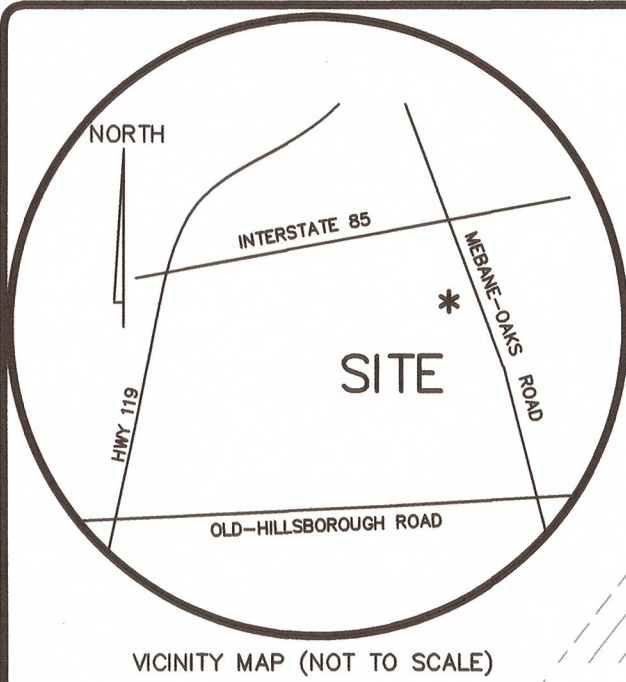




VICINITY MAP (NOT TO SCALE)

LOT #8
WAL MART REAL ESTATE BUSINESS TRUST
PIN: 9814934523
DB.2146 P.57
PB.69 P.116

Existing concrete block "Wal-mart" building

Block Retaining Wall

MEBANE HOUSING, LLC
DB.4326 P.187

TO (NC-MEBANE GARRETT-VRX, LLC, A DELEWARE LLC), (RIVERCREST REALTY ASSOCIATES, LLC), (WELLS FARGO BANK, NATIONAL ASSOCIATION, AND ITS SUCCESSORS AND ASSIGNS), (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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 6b, 7a, 7b(1), 7c, 8, 9, 11a, 16 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON APRIL 12, 2022.

DATE OF PLAT OR MAP: APRIL 13, 2022

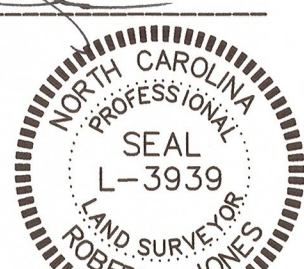
ROBERT S. JONES, PLS (L-3939)



I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 356, PAGE 466); OR OTHER REFERENCE SOURCE ; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN BOOK , PAGE OR OTHER REFERENCE SOURCE ; THAT THE RATION OF PRECISION OR POSITIONAL ACCURACY IS ; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

THIS 13th DAY OF April, 2022.

PROFESSIONAL LAND SURVEYOR



LOT #4
PB.69 P.116
1412-1416 9TH STREET BERKELEY, LLC
DB.3723 P.846
PIN: 9824031702

LOT #3
PB.69 P.116
TWIN CREEK PROPERTIES, LLC
DB.2746 P.614
PIN: 9824031576

LOT #2
PB.69 P.116
FRIED EGG, LLC
DB.3470 P.185
PIN: 9824033305

LOT #1
PB.69 P.116
PIN: 9824033177
HUTTON MEBANE NC ST, LLC
DB.4250 P.772

EVOLVE MEBANE OAKS, LLC
DB.4265 P.860
PB.70 P.349
PIN: 9824020553

LINE TABLE				
LINE	LENGTH	BEARING		
L2	27.20	S30°02'31"E		
L17	10.18	N23°15'00"W		
L18	32.33	N06°45'02"E		
L37	32.88	N58°51'33"E		
L38	37.26	S33°36'17"E		
L39	22.43	S89°51'02"W		
L40	16.14	N81°32'32"W		
L41	26.94	N30°19'07"W		

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD BEARING
C1	48.50	88°26'22"	74.86	47.20	S20°58'13"W 67.65
C2	48.50	91°33'38"	77.50	49.84	S69°01'47"E 69.52
C7	180.46	6°33'29"	20.66	10.34	N30°33'22"W 20.64

LEGAL DESCRIPTION

BEING ALL OF LOT #7 OF GARRETT CROSSING, CONTAINING 9.0 ACRES, AS SHOWN ON PLAT ENTITLED: "FINAL PLAT GARRETT CROSSING", AS RECORDED IN PB.69 P.116, ALAMANCE COUNTY REGISTER OF DEEDS OFFICE.

LESS AND EXCEPT:

ALL OF THAT CERTAIN LOT CONTAINING 1198.94 SQ. FT. AND BEING ALL OF LOT #12, THE CITY OF MEBANE PUMP STATION LOT, ON SURVEY ENTITLED "FINAL PLAT GARRETT CROSSING SEWER AND WATER EASEMENTS" BY R.S. JONES & ASSOCIATES, INC. DATED JANUARY 9, 2006 AND REVISED APRIL 5, 2006, AND RECORDED IN PB.72 P.188, ALAMANCE COUNTY REGISTER OF DEEDS.

LESS AND EXCEPT A 0.223 ACRE PORTION OF THE LAND CONVEYED TO DEPARTMENT OF TRANSPORTATION BY FEE SIMPLE DEED RECORDED IN BOOK 4111, PAGE 432 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ALAMANCE COUNTY, NORTH CAROLINA.

EASEMENT TRACT:

TOGETHER WITH, THE RIGHTS, PRIVILEGES, AND EASEMENT BENEFITING THE AFORESAID REAL PROPERTY SET FORTH IN THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 2146, PAGE 61, ALAMANCE COUNTY REGISTRY AND FIRST MODIFICATION OF THE EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND RECORDED IN BOOK 2944, PAGE 197, ALAMANCE COUNTY REGISTRY.

TOGETHER WITH AN APPURTENANT EASEMENT GRANTED BY SIGN EASEMENT AGREEMENT RECORDED IN BOOK 4111, PAGE 662 IN THE OFFICE OF THE REGISTER OF DEEDS FOR ALAMANCE COUNTY, NORTH CAROLINA.

LOT #7

BEGINNING AT A 5/8" REBAR THE SOUTHWESTERN CORNER OF LOT #1 GARRETT CROSSING AND IN THE NORTHERN PROPERTY LINE OF JAMES R. GREESON, THENCE WITH SAID GREESON S 68°38'48" W 414.80' TO A 3/4" EXISTING IRON PIPE "EIP", THENCE S 05°00'47" E 123.28' TO A 3/4" EIP, CORNER WITH SAID GREESON, THENCE S 84°59'56" W 240.65' TO A COMPUTED POINT, THENCE S 85°17'33" W 6.02' TO A COMPUTED POINT A CORNER WITH LOT #8 OF GARRETT CROSSING, THENCE WITH LOT #8 N 25°14'46" W 512.32' TO A PK NAIL, THENCE N 66°45'19" E 135.74' TO A PK NAIL, THENCE N 23°15'00" W 10.18' TO A PK NAIL, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.46' AND A CHORD OF N 30°33'22" W 20.64' TO AN PK NAIL, THENCE N 66°45'02" E 256.66' TO A PK NAIL, THENCE N 08°45'02" E 32.33' TO A PK NAIL, THENCE N 66°45'02" E 298.55' TO A 5/8" REBAR IN THE WESTERN PROPERTY LINE OF LOT #3, THENCE ALONG SAID LOT #3 S 23°14'58" E 44.01' TO A 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.50' AND A CHORD OF S 69°01'47" E 69.52' TO A 5/8" REBAR, THENCE CONTINUING ALONG LOT #3 N 65°11'24" E 46.56' TO A 5/8" REBAR, THENCE N 24°46'41" W 51.00' TO A 5/8" REBAR IN THE NORTH LINE OF LOT #2, THENCE S 65°11'24" W 50.56' TO A 5/8" REBAR, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 48.50' AND A CHORD OF S 20°58'13" W 67.65' TO A 5/8" REBAR, THENCE ALONG THE WESTERN PROPERTY LINE OF LOT #1 AND #2 OF GARRETT CROSSING S 23°14'58" E 337.78' TO A 5/8" REBAR, THE PLACE AND POINT OF BEGINNING CONTAINING 8.74 ACRES.

TITLE COMMITMENT EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 3020-FA456NC2
COMMITMENT DATE: MARCH 3, 2022 AT 8:00 AM

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
(NOT PLOTTABLE)
- TAXES OR ASSESSMENTS (A) THAT ARE NOT SHOWN AS EXISTING LIENS BY THE RECORDS OF ANY TAXING AUTHORITY THAT LEVIES TAXES OR ASSESSMENTS ON REAL PROPERTY OR BY THE PUBLIC RECORDS; (B) PROCEEDINGS BY A PUBLIC AGENCY THAT MAY RESULT IN TAXES OR ASSESSMENTS, OR NOTICES OF SUCH PROCEEDINGS, WHETHER OR NOT SHOWN BY THE RECORDS OF SUCH AGENCY OR BY THE PUBLIC RECORDS.
(NOT PLOTTABLE)
- TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE.
(NOT PLOTTABLE)
- ANY FACTS, RIGHTS, INTERESTS, OR CLAIMS THAT ARE NOT SHOWN BY THE PUBLIC RECORDS BUT THAT COULD BE ASCERTAINED BY AN INSPECTION OF THE LAND OR THAT MAY BE ASSERTED BY PERSONS IN POSSESSION OF THE LAND.
(N/A, OTHER THAN SHOWN ON SURVEY)
- EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
(N/A, OTHER THAN SHOWN ON SURVEY)
- EASEMENTS AND ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 69, PAGE 116 AND PLAT BOOK 72, PAGE 188, ALAMANCE COUNTY REGISTRY.
(AS SHOWN ON PLAT)
- EASEMENT TO COMMONWEALTH-MEBANE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP RECORDED IN BOOK 2146, PAGE 61; BOOK 2944, PAGE 197; BOOK 2376, PAGE 94; BOOK 2611, PAGE 643; BOOK 2654, PAGE 237; AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF DEVELOPER'S RIGHTS RECORDED IN BOOK 3820, PAGE 663; AND AS AFFECTED BY NOTICE OF TRANSFER STATEMENT RECORDED IN BOOK 3821, PAGE 726, ALAMANCE COUNTY REGISTRY.
(NOT PLOTTABLE)
- RIGHT(S) OF WAY TO PIEDMONT ELECTRIC MEMBERSHIP CORPORATION, A CORPORATION RECORDED IN BOOK 126, PAGE 398; (BLANKET EASEMENT NOT PLOTTABLE) BOOK 462, PAGE 179; AND BOOK 479, PAGE 383, ALAMANCE COUNTY REGISTRY.
(AS SHOWN ON PLAT, LINE RELOCATED AND NOW COVERED BY EASEMENT AT DB.2363 P.138)
- EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 151, PAGE 208, ALAMANCE COUNTY REGISTRY.
(BLANKET EASEMENT, NOT PLOTTABLE)
- EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 332, PAGE 94, ALAMANCE COUNTY REGISTRY.
(BLANKET EASEMENT, NOT PLOTTABLE)
- RIGHT(S) OF WAY TO PIEDMONT ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2287, PAGE 840, ALAMANCE COUNTY REGISTRY.
(AS SHOWN ON PLAT)
- RIGHT(S) OF WAY TO PIEDMONT ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 2363/PAGE 135, ALAMANCE COUNTY REGISTRY.
(AS SHOWN ON PLAT)
- EASEMENT TO PUBLIC SERVICE COMPANY OF NORTH CAROLINA, INCORPORATED, A SOUTH CAROLINA CORPORATION, DBA PSNC ENERGY RECORDED IN BOOK 2345, PAGE 293; AND BOOK 2346, PAGE 732, ALAMANCE COUNTY REGISTRY.
(AS SHOWN ON PLAT)
- EASEMENT TO DEPARTMENT OF TRANSPORTATION, A NORTH CAROLINA AGENCY RECORDED IN BOOK 2427/PAGE 739, ALAMANCE COUNTY REGISTRY.
(NO LONGER AFFECTS THIS PROPERTY)
- TERMS AND PROVISIONS OF THAT CERTAIN UNRECORDED LEASE EXECUTED BY COMMONWEALTH-MEBANE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP TO THE CATO CORPORATION A DELAWARE CORPORATION DATED MARCH 8, 2006 AS EVIDENCED BY A MEMORANDUM OF WHICH IS RECORDED IN BOOK 2409, PAGE 656, ALAMANCE COUNTY REGISTRY.
(NOT PLOTTABLE)
- EASEMENT TO COMMONWEALTH-MEBANE PARTNERS, L.P., A TENNESSEE LIMITED PARTNERSHIP RECORDED IN BOOK 2191, PAGE 925, ALAMANCE COUNTY REGISTRY.
(OFFSITE, NOT PLOTTABLE)
- OBLIGATIONS SET FORTH IN EASEMENT TO NC-MEBANE GARRETT-VRX, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED IN BOOK 4111, PAGE 662, ALAMANCE COUNTY REGISTRY.
(NOT PLOTTABLE)
- ANY LIEN, OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL OR RENTAL EQUIPMENT HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN ON THE PUBLIC RECORDS.
(NOT PLOTTABLE)
- RIGHTS OF OTHERS IN AND TO THE USE OF EASEMENT(S) APPURTENANT AFFECTING THE LAND, IF ANY.
(NOT PLOTTABLE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
(NOT PLOTTABLE)
- RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY, UNDER UNRECORDED LEASES(S) OR RENTAL AGREEMENT(S).
(NOT PLOTTABLE)
- ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS, SETBACKS, RIGHTS OF PARTIES IN POSSESSION, INTERESTS OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.
(N/A, OTHER THAN THOSE SHOWN ON SURVEY)
- RIPARIAN RIGHTS ARE NOT INSURED.
(N/A)
- ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TOORES, METALS, LIGNITE, OIL, GAS, URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE, AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS OR ARE SHOWN IN SCHEDULE B.
(NOT PLOTTABLE)
- ANY INACCURACY IN THE AREA, SQUARE FOOTAGE OR ACREAGE OF THE LAND TO BE INSURED HEREUNDER.
(NOT PLOTTABLE)
- TITLE TO AND EASEMENTS IN, ANY PORTION OF THE LAND LYING WITHIN ANY HIGHWAYS, ROADS, STREETS OR OTHER WAYS.
(N/A, OTHER THAN SHOWN ON SURVEY)
- ANY INVALIDITY, UNENFORCEABILITY, LACK OF PRIORITY, DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER CREATED BY OR ARISING OUT OF THE INACCESSIBILITY OF THE AC ROD, INCLUDING, BUT NOT LIMITED TO, (I) AN INABILITY TO SEARCH THE PUBLIC RECORDS AFTER 3-3-22, (II) ANY DELAY IN RECORRATION OF THE DOCUMENTS [SECURITY INSTRUMENT(S)] OR CREATING THE LIEN OF THE INSURED MORTGAGE IN THE PUBLIC RECORDS, OR (III) ANY CLAIM BASED ON AN ASSERTION THAT THE RECORDING OF THE INSURED MORTGAGE FAILED TO BE TIMELY.
(NOT PLOTTABLE)

REFERENCES:

PB.69 P.116
DB.2146 P.974
PB.72 P.188
DB.3233 P.430
DB.3239 P.515
DB.3820 P.610
DB.4111 P.432

LOT ZONED CU-B-2 (CONDITIONAL USE):

MINIMUM BUILDING SETBACKS:

FRONT: 40'
SIDE: 0' AND 5'
REAR: 30'
MAX. HEIGHT: 70'

OWNER(S):

NC-MEBANE GARRETT-VRX, LLC
8816 SIX FORKS ROAD SUITE 201
RALEIGH, NC 27015

"ALTA/NSPS LAND TITLE SURVEY"

FOR

**NC-MEBANE
GARRETT-VRX, LLC,
A DELEWARE LLC**

SCALE: 1" = 50'
MELVILLE TOWNSHIP - ALAMANCE COUNTY, N.C.
DATE: APRIL 12, 2022

**R.S. JONES &
ASSOCIATES, INC.**

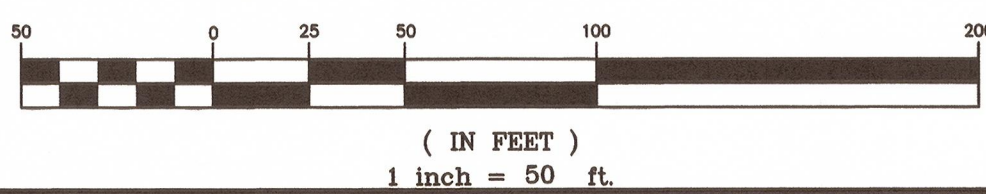
LAND SURVEYORS
LICENSE NO.: C-2565

201 WEST CLAY STREET MEBANE, N.C. 27302
PH: (919) 563-3623

LEGEND

- EIP EXISTING IRON PIPE
- EIR EXISTING IRON ROD
- ⊙.....5/8" REBAR SET
- ⋄.....NS PK NAIL SET
- ⊙.....CP COMPUTED POINT
- R/W RIGHT OF WAY
- LIGHT POLE
- HYDRANT
- ⋄.....YARD/CURB INLET
- ⊙.....TELEPHONE PEDESTAL
- ⊙.....WATER METER
- ⊙.....ELECTRIC BOX
- LIGHT POLE
- UP UTILITY POLE
- GUY WIRE
- WATER VALVE
- OVERHEAD ELECTRIC, TELEPHONE
- MH SANITARY SEWER MANHOLE
- JB STORM SEWER JUNCTION BOX
- DI DRAINAGE INLET
- CI CURB INLET

GRAPHIC SCALE



NOTES:

- ALL AREAS BY COORDINATE COMPUTATION.
- NEW IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- ALL DISTANCE ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
- PROPERTY IS NOT ON A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM MAP, COMMUNITY ID: 370001 PANEL: 9814 MAP NUMBER: 3710981400K, EFFECTIVE DATE: NOVEMBER 17, 2017.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO.3020-FA456NC2, COMMITMENT DATE: MARCH 3, 2022 AT 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR AFFECT ON THE SUBJECT PROPERTY.