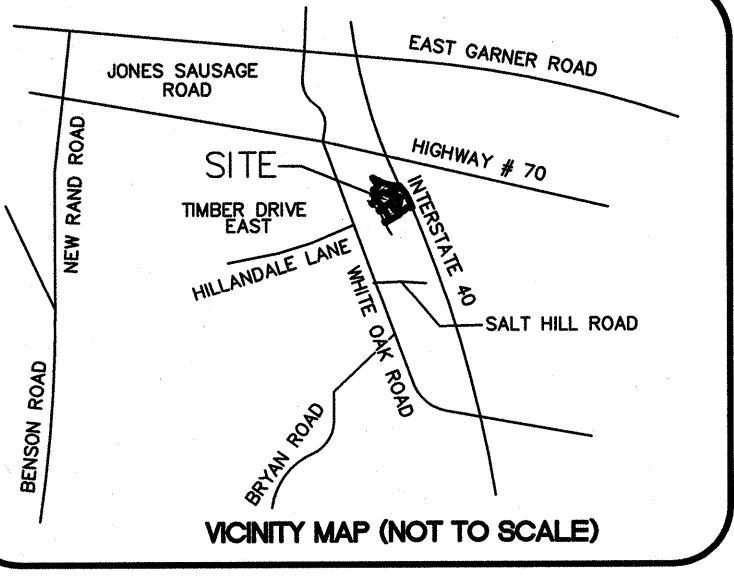
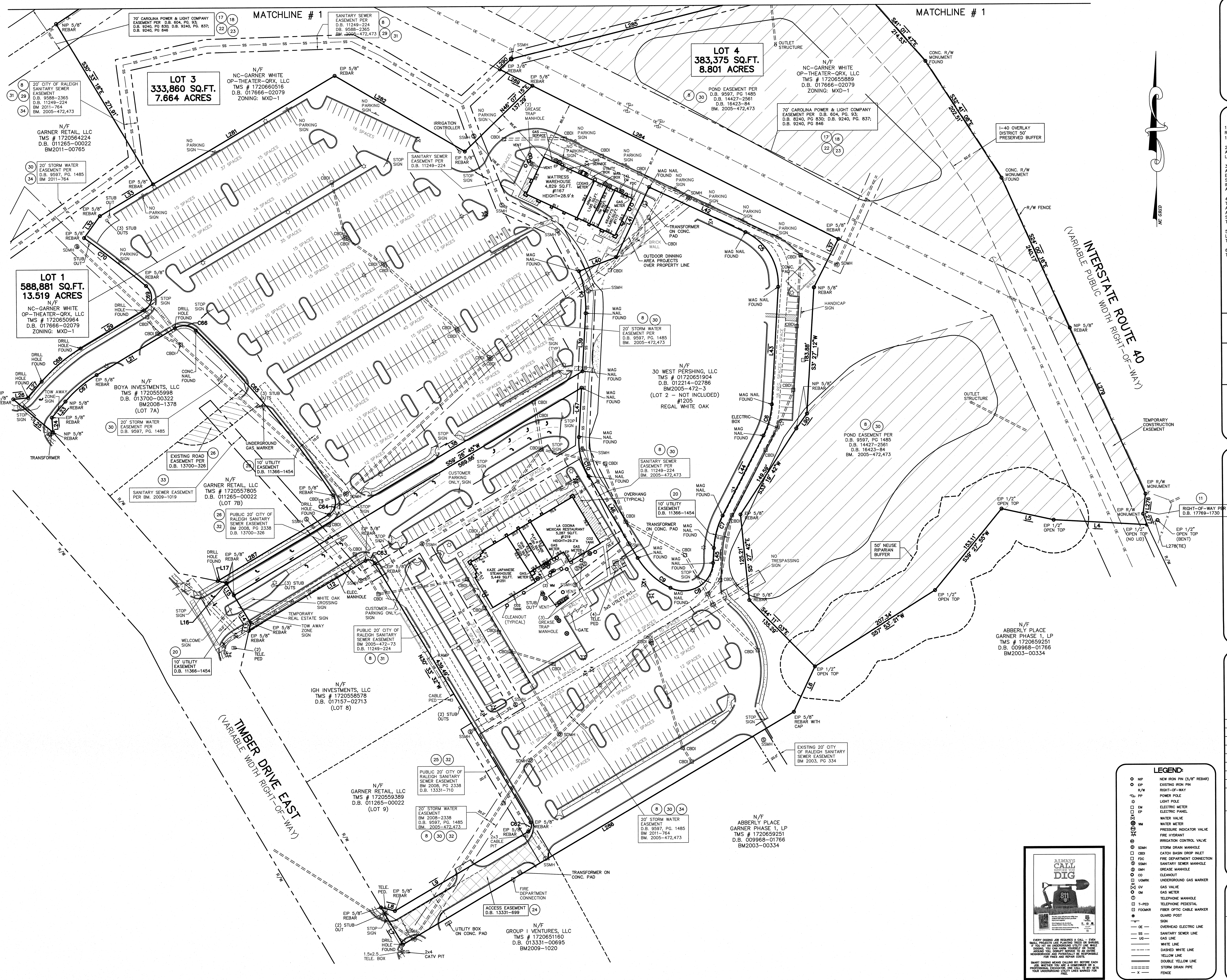




SURVEYOR'S NOTES:

- 1) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY DATED 10/16/2019, FINAL DATE OF 11/1/2019, SITE NUMBER 133271-2.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) 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.
- 4) 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.
- 5) LOT 1 HAS DIRECT ACCESS TO TIMBER DRIVE EAST. LOTS 3 AND 4 HAVE ACCESS TO TIMBER DRIVE EAST THROUGH LOT 1.
- 6) NO RECENT EARTH MOVING WAS OBSERVED AT THE TIME OF THE SURVEY.

POSSIBLE PROJECTIONS:
DINING AREA, PROJECTS OVER PROPERTY LINE. SEE DRAWING

TOTAL LAND AREA:
1,306,116 SQ.FT.
29.984 ACRES

BASIS OF BEARINGS:
BASIS OF BEARINGS BASED ON
PLAT BOOK 202-1827

NOT FOR RECORDATION

FREELAND
SURVEYORS • ENGINEERS

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: OF PARTY CHIEF: RH CHECKED: JCC
REF. PLAT BOOK: SEE DRAWING
REF. DEED BOOK: SEE DRAWING
TAX MAP: SEE DRAWING
DATE OF SURVEY: 3-21-2024
DATE DRAWN: 4-3-2024
DRAWING NO: 81014
DATE OF LAST REVISION: 4-19-24 COMMENTS

SCALE: 1" = 50'

PLS. JAMES R. FREELAND
NO. L2836
COA: C-0478

STATE OF NORTH CAROLINA
WAKE COUNTY
TOWN OF GARNER
ST. MARY TOWNSHIP

**ALTA/NSPS LAND TITLE
SURVEY FOR
NC-GARNER WHITE
OP-THEATER-ORX, LLC
'WHITE OAK CROSSING'
SHOPPING CENTER**

- LEGEND:**
- NIP NEW IRON PIN (5/8" REBAR)
 - EIP EXISTING IRON PIN
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - LP LIGHT POLE
 - EM ELECTRIC METER
 - EP ELECTRIC PANEL
 - WM WATER METER
 - WIV WATER VALVE
 - PIV PRESSURE INDICATOR VALVE
 - FHV FIRE HYDRANT
 - ICV IRRIGATION CONTROL VALVE
 - SMH STORM DRAIN MANHOLE
 - CSM CATCH BASIN DROP INLET
 - FSC THE DEPARTMENT CONNECTION
 - SMH SANITARY SEWER MANHOLE
 - GSH GREASE MANHOLE
 - CO CLEANOUT
 - UGMR UNDERGROUND GAS MARKER
 - OV GAS VALVE
 - GM GAS METER
 - TM TELEPHONE MANHOLE
 - T-PED TELEPHONE PEDESTAL
 - FOMR FIBER OPTIC CABLE MARKER
 - SQ GUARD POST
 - SGN SIGN
 - OE OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - GL GAS LINE
 - WL WHITE LINE
 - DWL DASHED WHITE LINE
 - YL YELLOW LINE
 - DYL DOUBLE YELLOW LINE
 - SDP STORM DRAIN PIPE
 - F FENCE



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C3	909.76	1532.39	34°00'56"	S75°30'40"E	896.46
C4	62.36	150.00	23°49'13"	N82°29'36"W	61.91
C5	98.49	83.00	67°59'13"	N30°33'38"W	92.81
C6	47.34	113.00	24°00'19"	N105°54'E	47.00
C7	49.41	118.00	23°59'33"	S15°25'03"W	49.05
C8	84.77	43.00	112°57'12"	N59°53'16"E	71.69
C9	65.49	113.00	33°12'15"	S47°12'02"E	64.57
C10	59.40	100.00	34°02'04"	S33°33'08"E	58.53
C20	733.83	1592.40	26°24'14"	S81°05'53"E	727.36
C62	15.84	10.00	89°36'52"	N43°43'59"E	14.09
C63	15.72	10.00	90°03'20"	N71°34'44"W	14.15
C64	32.40	20.00	92°49'08"	N131°7'30"E	28.97
C65	312.46	1430.00	12°31'09"	N39°21'26"W	311.83
C66	32.75	25.00	75°04'04"	N83°07'46"W	30.46
C67	59.77	180.00	19°01'32"	S49°57'28"W	59.50
C68	74.67	225.00	19°00'50"	S49°55'34"W	74.33
C69	41.83	22.00	108°56'53"	N45°58'32"E	35.81
C70	113.90	1430.00	4°33'49"	N51°45'31"W	113.87

**PARCEL ADDRESSES AND
IDENTIFICATION NUMBERS:**

LOT 1
1215 TIMBER DRIVE EAST
PIN # 1720-55-9941
REID # 0328578
#1167, 1173, 1175, 1177
119, 1223, 1225, 1251

LOT 3
1099 TIMBER DRIVE EAST
PIN # 1720-66-0516
REID # 0328580

LOT 4
1199 TIMBER DRIVE EAST
PIN # 1720-68-5889
REID # 0328581

Parking

a. **Parking Space Form**

Restaurants

1 Space per 100 Square Feet of Gross Floor Area, plus 1.5 Spaces for every 2 employees

$(9,401 / 100 = 94)$

(Estimated at 30 employees.

$30 / 2 = 15 \times 1.5 = 22.5$)

Retail Sales/Services & Medical Offices:

1 Space per 200 Square Feet

$(522,665 / 200 = 2,613)$

b. Parking Spaces Required:

200 = Total Parking Spaces

b. **Parking Spaces Required:**

THIS PROPERTY IS LOCATED IN FLOOD
ZONE "X"

PER NFIP FIRM COMMUNITY
PANEL NO. 33720171000K
EFFECTIVE DATE: 7-19-2022.

LOT 1
891 REGULAR SPACES
16 HANDICAP SPACES

907 TOTAL PARKING SPACES

NP	NO IN RM (PN / REAR)
NP	EXISTING PIP
PP	DOWN-UP-WAY
PP	POWER POLE
PP	LIGHT POLE
PP	WATER METER
PP	ELECTRIC PANEL
PP	WATER VALVE
PP	WATER METER
PP	TEMPERATURE INDICATOR VALVE
PP	FIRE HYDRANT
PP	IRRIGATION CONTROL VALVE
SDWH	STRAIN BRAIN MANHOLE
SDWH	CATCH BASIN DRAIN PILET
SDWH	FIRE DEPARTMENT CONNECTION
SDWH	SANITARY SEWER MANHOLE
SDWH	SEWER MANHOLE
SDWH	CLEANOUT
SDWH	UNDERGROUND GAS MARKED
SDWH	WATER METER
SDWH	GAS VALVE
SDWH	GAS METER
SDWH	TELEPHONE MANHOLE
SDWH	TELEPHONE FEEDSTAB
SDWH	FIBER OPTIC CABLE MARKED
SDWH	GROUND POST
SDWH	SEWER OVERHEAD ELECTRIC LINE
SDWH	SANITARY SEWER LINE
SDWH	SEWER LINE
SDWH	WHITE LINE
SDWH	DASHED WHITE LINE
SDWH	YELLOW LINE
SDWH	DOUBLE YELLOW LINE
SDWH	STRAIN DRUM PIPE
SDWH	FENCE

I, JAMES R. FREDLAND, CERTIFY THAT THE BOUNDARY SURVEY, TOPOGRAPHICAL SURVEY AND THE HORIZONTAL AND VERTICAL CONTROL, WAS COMPLETED UNDER MY DIRECT AND RESPONSIBLE CHARGE FROM AN ACTUAL SURVEY OF THE BOUNDARY AND _____ PAGE _____ OF THE DESCRIPTION RECORDED IN DEED BOOK 17866, PAGE 2079 AND _____ PAGE _____, THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK _____ PAGE _____ OF THE 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: MARCH 21, 2024 MODEL: GEODE 1999 UNITS: US SURVEY FOOT PUBLISHED/FIXED CONTROL MONUMENTS USED: NOGS _____ INVA _____ AND _____

AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAL 56160).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS DAY
3rd day of April, 2024.

SIGNED _____
JAMES R. FREDLAND NO. L2836

TO: MC-GARNER WHITE OP-THORPE-ORX, LLC, WELLS FARGO,
NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS AND FIRST
AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY
WHICH IT WAS MADE IN WAS MADE IN ACCORDANCE WITH THE
MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS ALTA
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 17B, 7C, 5, 9,
8 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED
ON 01-21-2024.

DATE OF PLAT OR MAP 4-3-2024

THE PROPERTY SHOWN HEREIN IS THE SAME AS SET FORTH IN
(TITLE COMMITMENT) #0320-188X(NC01)

James R. Freeland, PLS

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 12836

THE Land referred to herein below is situated in the County of Wake, State of North Carolina, and is described as follows:

BEING ALL OF LOT 1 AS SHOWN ON THAT PLAT ENTITLED "SUBDIVISION PLAT FOR LOT 1 OF WHITE OAK VILLAGE" RECORDED IN BOOK OF MAPS 2011, PAGES 74-76S, WAKE COUNTY REGISTRY.

BEING ALL OF LOTS 3 AND LOT 4 AS SHOWN ON THAT PLAT ENTITLED "WHITE OAK VILLAGE SUBDIVISION PLAT" RECORDED IN BOOK OF MAPS 2005, PAGES 471-473, WAKE COUNTY REGISTRY.

TOGETHER WITH THOSE CERTAIN EASEMENTS APPURTENANT TO THE LAND PURSUANT TO A RECIPROCAL EASEMENT AND OPERATING AGREEMENT (THE "REA") RECORDED IN BOOK 11265, PAGE 33, WAKE COUNTY REGISTRY, AS WELL AS THE FIRST AMENDMENT TO RECIPROCAL EASEMENT & OPERATING AGREEMENT RECORDED IN BOOK 14422, PAGE 2512, WAKE COUNTY REGISTRY.

TOGETHER WITH THOSE CERTAIN EASEMENTS APPURTENANT TO THE LAND PURSUANT TO THE EASEMENT AND DETENTION POND AGREEMENT (THE "DETENTION POND AGREEMENT") RECORDED IN BOOK 9597, PAGE 1485, WAKE COUNTY REGISTRY, AS ASSIGNED BY THAT ASSIGNMENT OF DEVELOPER RIGHTS RECORDED IN BOOK 14422, PAGE 2512, WAKE COUNTY REGISTRY.

LESS AND EXCEPT THAT PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 17769, PAGE 1730.

AMERICAN TITLE INSURANCE COMPANY
CRIMINANT # 3020-1R6WC01
EFFECTIVE MARCH 22, 2024
LOTS 1, 3 & 4

7. Terms, conditions, provisions, easements, restrictions reserved therein, and all matters affecting title set forth in North Carolina Special Warranty Deed recorded in Book 8841, Page 177, Wake County Registry. * AFFECTS. SEE DEED OF RECORD

8. Easements and any other facts as shown on plat recorded in Book of Maps 2005, Pages 471, 472 and 473, Wake County Registry. * PLAT OF SUBJECT LOTS, S/V'S, STORM AND POND EASEMENTS SHOWN

9. Easement to Southern Bell Telephone and Telegraph Company recorded in Book 593, Page 135, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

10. Easement to Carolina Power and Light Company recorded in Book 916, Page 425, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

11. Deed for Highway Right of Way to Department of Transportation recorded in Deed 17789, Page 1730, Wake County Registry. * NEW R.W. AND BOUNDARY AFFECT AND IS SHOWN ON LOT 4

12. Deed of Easement to Town of Garner recorded in Book 4197, Page 73, Wake County Registry. * 30'EASEMENT AFFECTS LOT 3 AS SHOWN HEREON

13. Right(s) of way to Carolina Power & Light Company recorded in Book 4975, Page 438, Wake County Registry. * UNABLE TO VERIFY AFFECTS OR LOCATION WITH DOCUMENT PROVIDED

14. Easement to Carolina Power & Light Company recorded in Book 9552, Page 1971, Wake County Registry. * 10'EASEMENT MAY OR MAY NOT AFFECT SUBJECT PROPERTY, UNABLE TO VERIFY LOCATION WITH DOCUMENT PROVIDED

15. Deed of Easement to Town of Garner recorded in Book 4649, Page 815, Wake County Registry. * 30'

16. Right(s) of way to Carolina Power & Light Company recorded in Book 4797, Page 516, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

17. Easement to Carolina Power & Light Company recorded in Book 604, Page 93, and relocated in Book 7022, Page 221, Wake County Registry. * 70'TRANSMISSION EASEMENT AFFECTS AS SHOWN

18. Easement to Carolina Power & Light Company recorded in Book 9240, Page 830, Wake County Registry. * 70'TRANSMISSION EASEMENT AFFECTS AS SHOWN

19. Terms and Conditions of Reciprocal Easement and Operating Agreement recorded in Book 11265, Page 33, 11266, Page 34, Wake County Registry, with First Amendment to Reciprocal Easement and Operating Agreement recorded in Book 14427, Page 2512, Wake County Registry and Assignment of Developer Rights recorded in Book 14427, Page 2555, Wake County Registry. * AFFECTS. SEE DEED OF RECORD

20. Easement to Carolina Power & Light Company recorded in Book 11366, Page 1454, Wake County Registry. * 10' GAS EASEMENT AFFECTS AS SHOWN

21. Easement to Carolina Power & Light Company recorded in Book 1849, Page 2, Wake County Registry. * BLANKET EASEMENT

22. Easement to Carolina Power & Light Company recorded in Book 9240, Page 837, Wake County Registry. * 70'TRANSMISSION LINE AFFECTS AS SHOWN

23. Easement to Carolina Power & Light Company recorded in Book 9240, Page 846, Wake County Registry. * 70'TRANSMISSION LINE AFFECTS AS SHOWN

24. Easement and License Agreement recorded in Book 13331, Page 699, Wake County Registry. * ACCESS EASEMENT AFFECTS AS SHOWN

25. Deed of Easement to City of Raleigh recorded in Book 13331, Page 710, Wake County Registry. * ABUTS LOT 1 AT LOT 9 AS SHOWN

26. Easement and License Agreement recorded in Book 13700, Page 326, Wake County Registry. * SHOWN ABUTTING LOT 1

27. Easement to Carolina Power & Light Company recorded in Book 2175, Page 534, Wake County Registry. * BLANKET EASEMENT

28. Easement to Carolina Power & Light Company recorded in Book 2578, Page 702, Wake County Registry. * NO DOCUMENT PROVIDED

29. Deed of Easement to City of Raleigh recorded in Book 9588, Page 2365, Wake County Registry. * 20'S/V'S EASEMENT AFFECTS AS SHOWN

30. Terms and Conditions of Easement and Detention Pond Agreement recorded in Book 5997, Page 1485, Wake County Registry, as Assigned by Assignment of Developer Rights recorded in Book 14427, Page 2561, Wake County Registry, and Notice of Transfer recorded in Book 14423, Page 84, Wake County Registry. * AFFECTS AS SHOWN

31. Deed of Easement to City of Raleigh recorded in Book 11249, Page 224, Wake County Registry. * S/V'S EASEMENT AFFECTS AS SHOWN

32. Easements and any other facts as shown on plat recorded in Book of Maps 2008, Page 2338, Wake County Registry. * EASEMENT SHOWN ABUTTING LOT 1

33. Easements and any other facts as shown on plat recorded in Book of Maps 2009, Pages 1019 and 1020, Wake County Registry. * S/V'S EASEMENT SHOWN RUNNING THROUGH LOT 7 TO LOT 7A

34. Easements and any other facts as shown on plat recorded in Book of Maps 2011, Pages 764 and 765, Wake County Registry. * ALL APPLICABLE MATTERS SHOWN

35. Easement to Carolina Power & Light Company recorded in Book 2758, Page 701, Wake County Registry. * BLANKET EASEMENT

36. Sewer Easement Agreement recorded in Book 9516, Page 1346, Wake County Registry. * DOES NOT AFFECT

37. Right(s) of way to Public Service Company North Carolina, Incorporated, aka PSNC Energy recorded in Book 9561, Page 782, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

38. Deed of Easement to City of Raleigh recorded in Book 9902, Page 2284, Wake County Registry. * DOES NOT AFFECT

39. Right(s) of way to State Highway and Public Works Commission recorded in Book 1094, Page 279, Wake County Registry. * DOES NOT AFFECT

40. Easement to Carolina Power & Light Company recorded in Book 1193, Page 417, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

41. Right(s) of way to State Highway Commission recorded in Book 1494, Page 556, Wake County Registry. * DOES NOT AFFECT

42. Memorandum of Action recorded in Book 3119, Page 30, Wake County Registry; Consent Judgment recorded in Book 3478, Page 975, Wake County Registry. * NOT A SURVEY MATTER

43. Deed of Easement to Town of Garner recorded in Book 4077, Page 16, Wake County Registry. * DOES NOT AFFECT

44. Deed of Easement to Town of Garner recorded in Book 4628, Page 830, Wake County Registry. * EASEMENT MAY OR MAY NOT AFFECT, DRAWING DESCRIBED NOT PROVIDED AND NO REAL STARTING POINT FOR CURRENT PARCELS.

45. Sewer Easement Agreement recorded in Book 8841, Page 185, Wake County Registry. * DOES NOT AFFECT

46. Terms and provisions of that certain unrecorded Lease executed by IA Garner White Oak, L.L.C., a Delaware limited liability company to Shoe Cornish, Inc., an Indiana corporation dated January 21, 2016 as evidenced by a Memorandum of which is recorded in Book 16277, Page 1542, Wake County Registry. * NOT A SURVEY MATTER

47. Right(s) of way to Carolina Power & Light Company recorded in Book 3542, Page 909, Wake County Registry. * DOES NOT AFFECT

48. Right(s) of way to Carolina Power & Light Company recorded in Book 3542, Page 917, Wake County Registry. * DOES NOT AFFECT

49. Right(s) of way to Carolina Power & Light Company recorded in Book 3542, Page 905, Wake County Registry. * DOES NOT AFFECT

50. Right(s) of way to Carolina Power & Light Company recorded in Book 3542, Page 913, Wake County Registry. * DOES NOT AFFECT

51. Easement to Carolina Power & Light Company recorded in Book 978, Page 209, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

52. Easement to Carolina Power & Light Company recorded in Book 1629, Page 510, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

53. Easement to Carolina Power & Light Company recorded in Book 1629, Page 512, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

54. Easement to Carolina Power & Light Company recorded in Book 1629, Page 516, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

55. Easement to Carolina Power & Light Company recorded in Book 1629, Page 514, Wake County Registry. * BLANKET EASEMENT, UNABLE TO VERIFY AFFECTS

56. Easement to Carolina Power & Light Company recorded in Book 1632, Page 136, Wake County Registry.



1.) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY DATED 10/16/1978, FINAL DATE OF 11/1/2019, SITE NUMBER 133271-2.

2.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

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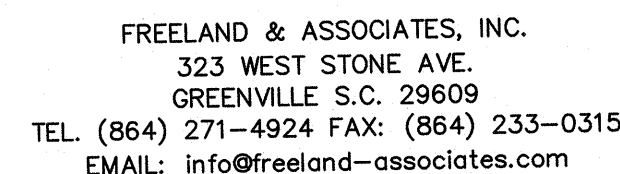
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DINNING AREA PROJECTS OVER
PROPERTY LINE. SEE DRAWING

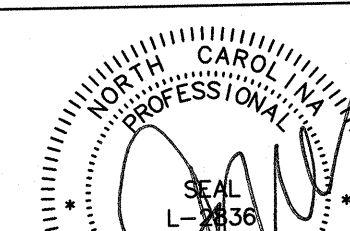
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BASIS OF BEARINGS BASED ON
PLAT BOOK 202-1827

NOT FOR RECORDATION



DRAWN:	CF	PARTY CHIEF:	RH	CHECKED:	JCC
REF. PLAT BOOK:	SEE DRAWING				
REF. DEED BOOK:	SEE DRAWING				
TAX MAP :	SEE DRAWING				
DATE OF SURVEY:	3-21-2024				
DATE DRAWN:	4-3-2024				
DRAWING NO:	81014				
DATE OF LAST REVISION:	4-19-24 COMMENTS				



PLS: JAMES R. FREELA
NO: L2836
COA: C-0478

STATE OF NORTH CAROLINA
WAKE COUNTY
TOWN OF GARNER
ST. MARY TOWNSHIP

ALTA/NSPS LAND TITLE
SURVEY FOR
NC-GARNER WHITE
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"WHITE OAK CROSSING"
SHOPPING CENTER