## SURVEYOR'S CERTIFICATE:

"To: RCP I LLC, a North Carolina Limited Liability Company, Magnolia Pavilions Company, LLC, Fidelity National Title Company, Branch Banking And Trust Company, and/or its successors and assigns as their interest may appear.

"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, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11, 12, 13, 16, 17, 18, and 19 (1,000,000 minimum threshold) of Table a thereof."

The field work was completed on August 11, 2017

Date of Map: August 21, 2017

Executed this 12th day of Sept. 2017.

Registration No. L-3731
Homer S. Wade
621 Eugene Court
Greensboro, NC 27401
hswade@borum-wade.com

SIGNATURE 9/12/2017 Date

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3731 HOMER S. WADE

FLOOD CERTIFICATION

No portion of this property is located in a 100 Year Flood Plain or in an identified "flood prone area", (Zone X) as defined by the U.S. Department of Housing and Urban Development, Community-Panel Number - 3710681400 J pursuant to the Flood Insurance Rate Map dated January 2, 2017, as amended, unless otherwise shown on accompanying plat.

## ZONING INFORMATION

| | |
|---|---|
| ZONING: | GB |
| MIN. SQUARE FT. | 10,000 |
| MIN. FRONT SETBACK | NONE |
| MIN. SIDE SETBACK | NONE |
| MIN. REAR SETBACK | NONE |
| MAX. HEIGHT | 60 FEET |

PARKING REQUIREMENTS: GENERAL BUSINESS
1 SPACES PER 275' GROSS SQ. FT. @ 126,641.48 ÷ 275 = 461 SPACES

PARKING PROVIDED:

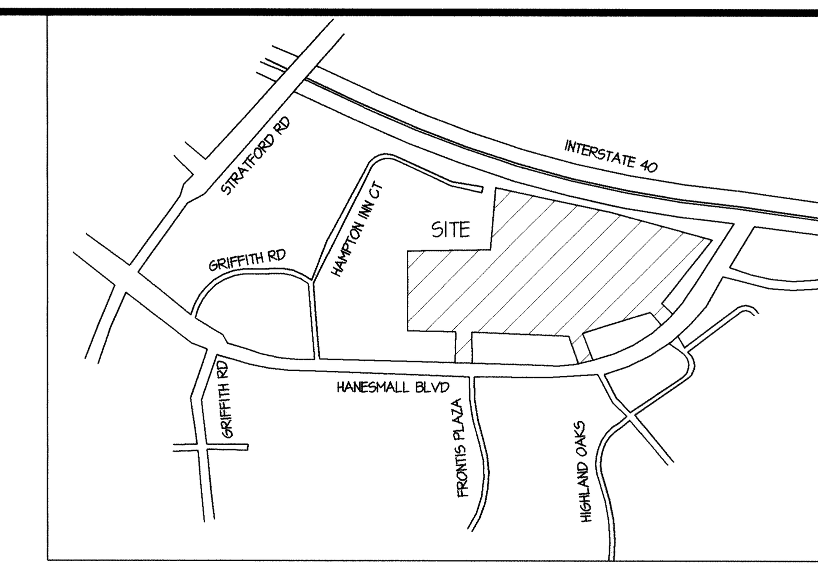
| | |
|---|---|
| REGULAR SPACES | 540 SPACES |
| H/C SPACES | 23 SPACES |
| TOTAL SPACES | 563 SPACES |

WINSTON SALEM DEVELOPMENT ORDINANCE
GARY ROBERTS PH: 336-747-7064

## ITEMS CORRESPONDING TO SCHEDULE B-SECTION II

PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
TITLE COMMITMENT NO. 17680103740, COMMITMENT DATE JUNE 23, 2017 @ 08:00 A.M.

ITEM 1) DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR.....(NOT A SURVEY MATTER)
ITEM 2) THE LIEN OF ALL TAXES FOR THE YEAR 2017 AND THEREAFTER, WICH ARE ...(NOT A SURVEY MATTER)
ITEM 3) INTENTIONALLY DELETED.
ITEM 4) PARKING EASEMENT TO SALEM CREEK, INC. RECORDED IN BOOK 1744, PAGE 4081(AS SHOWN ON SURVEY) BORUM, WADE AND ASSOCIATES, P.A., DATED AUGUST 21, 2017
ITEM 5) ACCESS, WATER AND SEWER EASEMENT AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN BOOK 1759, PAGE 444 (NOT PLOTTABLE)
ITEM 6) ACCESS EASEMENT TO BURGERKING CORPORATION CONTAINED IN INSTRUMENT RECORDED IN BOOK 1678, PAGE 1004 (BEING ALL OF LOT PARCEL#6814-44-7226) AS SHOWN ON SURVEY
ITEM 7) EASEMENT OR RIGHT -OF- WAY IN FAVOR OF SOUTHERN POWER COMPANY RECORDED IN BOOK 264 PAGE 162 (BLANKET IN NATURE)
ITEM 8) EASEMENTS OR RIGHT -OF- WAY IN FAVOR OF DUKE POWER COMPANY RECORDED IN BOOK 453' PAGE 50, BOOK 476, PAGE 26; BOOK 468, PAGE 222; BOOK 548, PAGE 353; AND BOOK 549, PAGE 433 (BLANKET IN NATURE)
ITEM 9) SLOPE EASEMENT PER RIGHT -OF- WAY AGREEMENT IN FAVOR OF CITY OF WINSTON-SALEM FOR HANES MALL BOULEVARD RECORDED IN BOOK 1402, PAGE 572 (NOT PLOTTABLE)
ITEM 10) RESERVATION OF EASEMENT FOR INGRESS AND EGRESS CONTAINED IN DEED FROM SOUTHEAST LAND ASSOCIATES LIMITED PARTNERSHIP RECORDED IN BOOK 1548, PAGE 1493, AS AMENDED IN BOOK 1660, PAGE 2470(BLANKET IN NATURE)
ITEM 11) ANNEXATION ORDINANCE RECORDED IN BOOK 1616, PAGE 34 (NOT PLOTTABLE)
ITEM 12) EASEMENTS OR RIGHT -OF- WAY IN FAVOR OF CITY OF WINSTON - SALEM RECORDED IN BOOK 1644, PAGE 2529(AS SHOWN ON SURVEY ) BY BORUM, WADE AND ASSOCIATES, P.A., DATED AUGUST 21, 2017
ITEM 13) RESTRICTIVE AGREEMENT WITH BURGER KING RECORDED IN BOOK 1678, PAGE 1004
ITEM 14) CONTRACT OF CONVEYANCE TO CITY OF WINSTON-SALEM RECORDED IN BOOK 1686, PAGE 504
ITEM 15) AGREEMENT AND ACKNOWLEDGEMENT OF SECURITY INTEREST RECORDED IN BOOK 3182, PAGE 3650
ITEM 16) NOTICE OF DRY-CLEANING SOLVENT REMEDIATION RECORDED IN BOOK 3205, PAGE 1764 AND RECORDED IN PLAT BOOK 62, PAGE 193 (AS SHOWN ON SURVEY)
ITEM 17) THE FOLLOWING MATTERS AS SHOWN ON SURVEY BY BORUM WADE, ASSOCIATES, P.A., DATED AUGUST 21, 2017 AND ANY EASEMENT OR RIGHT -OF- WAY ASSOCIATED THERE WITH:
a. VARIOUS UTILITY LINES WITH MANHOLES; STORM PIPE LINES; DROP INLETS; CATCH BASINS; CLEANOUTS; ELECTRIC TRANSFORMERS; VAULTS; LIGHT POLES; POWER POLES AND OVERHEAD UTILITY LINES; ELECTRIC METERS; ELECTRIC TRANSMISSION RIGHT OF WAYS; POST INDICATOR VALVE; TELEPHONE BOXES; GAS METERS AND FUEL TANKS LOCATED ON THE LAND
b. SIGNS;
c. WATER LINE EASEMENTS;
d. SANITARY SEWER EASEMENTS;
ITEM 18) DISCREPANCIES, VARIANCES, SHORTAGES OR OVERAGES IN THE ACREAGE OF LAND
ITEM 19) INTENTIONALLY DELETED
ITEM 20) STATUTORY LIENS OF MECHANICS, LABORERS AND MATERIALMEN....(NOT A SURVEY MATTER)
ITEM 21) INTENTIONALLY DELETED
ITEM 22) STATUTORY LIENS OF MECHANICS, LABORERS AND MATERIALMEN....(NOT A SURVEY MATTER)
ITEM 23) RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES(OWNERS POLICY ONLY)




VICINITY MAP
N.T.S.

BWA Engineers Planners Surveyors
Borum, Wade and Associates, P.A.
621 Eugene Court, Suite 100, Greensboro, NC 27401-2711
PO Box 21882 Greensboro, NC 27420-1882
Phone: 336-275-0471 Fax: 336-275-3719
Web: www.borum-wade.com
N.C. License #: C-0868

SEALS:

## SYMBOL LEGEND

- AIR CONDITION UNIT
- POWER POLE
- LIGHT POLE
- CURB INLET ( C.I. )
- DRAINAGE INLET ( D.I. )
- STORM SEWER MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- FLARE END SECTION
- AIR CONDITION UNIT
- SANITARY SEWER CLEANOUT
- ELECTRIC POWER TRANSFORMER
- TELEPHONE BOX
- UNDERGROUND TELEPHONE
- UNDERGROUND WATERLINE
- UNDERGROUND SEWER
- FENCE
- OVERHEAD POWER
- UNDERGROUND GAS

## TEXT LEGEND

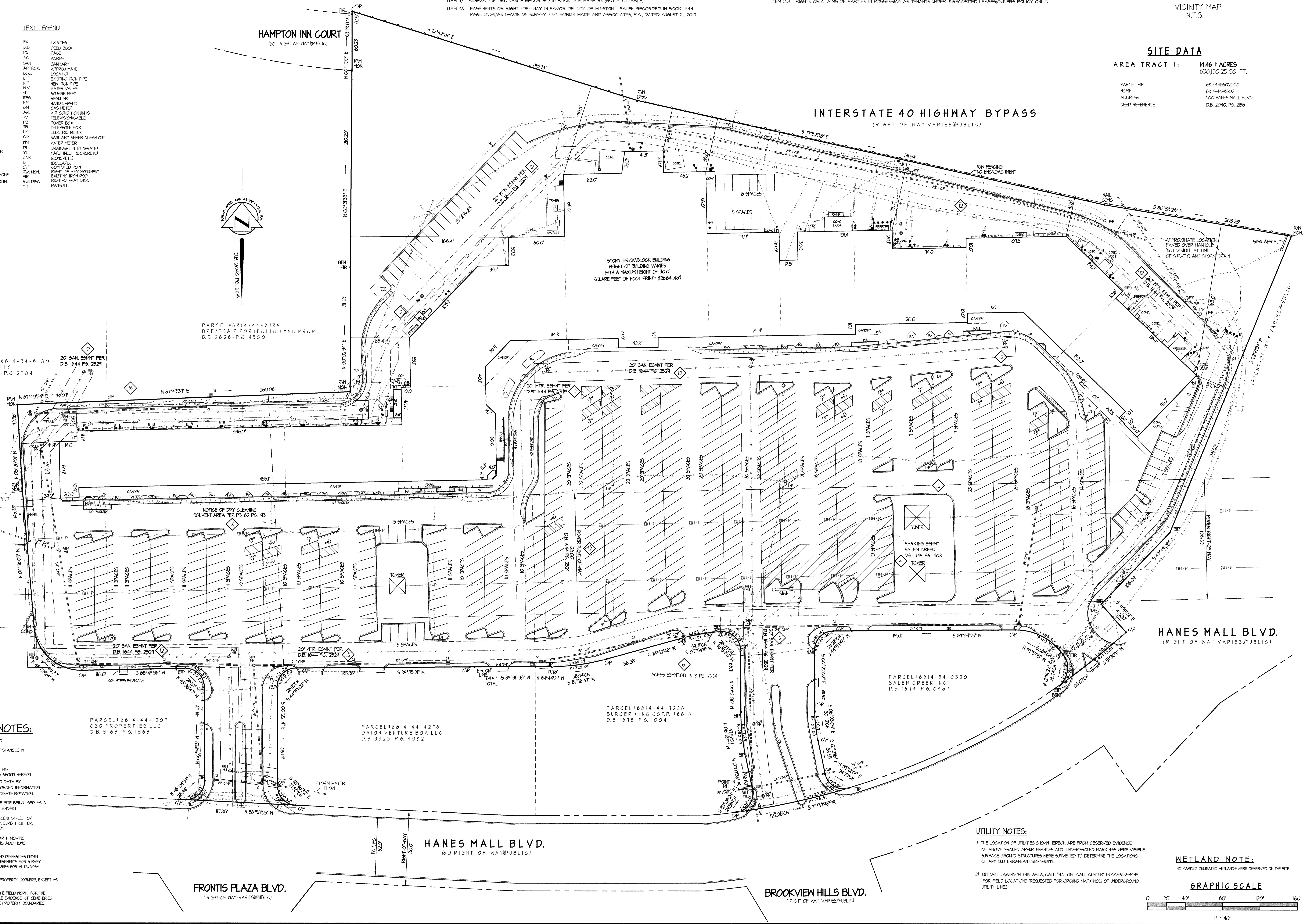
| | |
|---|---|
| EX. | EXISTING |
| D.B. | DEED BOOK |
| PG. | PAGE |
| AC. | ACRES |
| SAN. | SANITARY |
| APPROX. | APPROXIMATE |
| LOC. | LOCATION |
| EIP | EXISTING IRON PIPE |
| NIP | NEW IRON PIPE |
| W.V. | WATER VALVE |
| sf | SQUARE FEET |
| REG. | REGULAR |
| H/C | HANDICAPPED |
| GM | GAS METER |
| A/C | AIR CONDITION UNITS |
| TV | TELEVISION/CABLE |
| PB | POWER BOX |
| TB | TELEPHONE BOX |
| EM | ELECTRIC METER |
| CO | SANITARY SEWER CLEAN OUT |
| WM | WATER METER |
| DI | DRAINAGE INLET (GRATE) |
| YI | YARD INLET (CONCRETE) |
| CON | (CONCRETE) |
| B | (BOLLARD) |
| C/P | COMPUTED POINT |
| R/W MON. | RIGHT-OF-WAY MONUMENT |
| EIR | EXISTING IRON ROD |
| R/W DISC | RIGHT-OF-WAY DISC |
| MH | MANHOLE |

TITLE REFERENCE

## SITE DATA

AREA TRACT 1: 14.46 ± ACRES
630,150.25 SQ. FT.

| | |
|---|---|
| PARCEL PIN | 6814448602000 |
| NCPIN: | 6814-44-8602 |
| ADDRESS | 500 HANES MALL BLVD. |
| DEED REFERENCE: | D.B. 2040, PG. 2158 |




## MISCELLANEOUS NOTES:

AREA DETERMINED BY COORDINATE METHOD

ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET.

LINES SHOWN DASHED ARE NOT A PART OF THIS SURVEY AND ARE TAKEN FROM REFERENCES SHOWN HEREON. BOUNDARY INFORMATION TAKEN FROM FIELD DATA BY BORUM, WADE & ASSOCIATES, P.A. AND RECORDED INFORMATION BASE BEARING - D.B. 2040 PG. 2158 COORDINATE ROTATION.

THERE IS NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, NEW CURB & GUTTER, HAVE BEEN INSTALLED AS SHOWN ON SURVEY.

THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

ALL FIELD MEASUREMENTS MATCHED RECORDED DIMENSIONS WITHIN MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS.

3/4" IRON PIPES REFERENCED AS EIP AT ALL PROPERTY CORNERS, EXCEPT AS NOTED.

OBSERVED IN THE PROCESS OF PERFORMING THE FIELD WORK FOR THE SURVEY, THERE WAS NO ABOVE GROUND VISIBLE EVIDENCE OF CEMETERIES OR FAMILY BURIAL GROUNDS FOUND WITHIN THE PROPERTY BOUNDARIES.

## UTILITY NOTES:

1) THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND UNDERGROUND MARKINGS WERE VISIBLE. SURFACE GROUND STRUCTURES WERE SURVEYED TO DETERMINE THE LOCATIONS OF ANY SUBTERRANEAN USES SHOWN.

2) BEFORE DIGGING IN THIS AREA, CALL "N.C. ONE CALL CENTER" 1-800-632-4949 FOR FIELD LOCATIONS (REQUESTED FOR GROUND MARKINGS) OF UNDERGROUND UTILITY LINES.

## WETLAND NOTE:

NO MARKED DELINATED WETLANDS WERE OBSERVED ON THE SITE.

GRAPHIC SCALE

0 20' 40' 80' 120' 160'

1" = 40'

# ALTA\NSPS LAND TITLE SURVEY
## PAVILIONS SHOPPING CENTER

500 HANES MALL BLVD
WINSTON TOWNSHIP, FORSYTH COUNTY
WINSTON SALEM, NORTH CAROLINA

PROJECT:

OWNER/DEVELOPER:
RCP I LLC
PO BOX 1960
GREENSBORO, NORTH CAROLINA

| | |
|---|---|
| DRAWN BY: | DRR |
| DATE: | AUGUST 21, 2017 |
| REVISIONS: | SEPTEMBER 5, 2017 |
| SEPTEMBER 12, 2017 | |

SHEET TITLE:
ALTA \ NSPS

FILE NO.: F:\GLENWOOD DEVELOPMENT\PAVILION SHOPPING
DRAWING SCALE: 1"=40'
PLAN SHEET NO.

C-1661