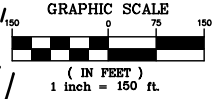


LEGEND:

- CAO - CURB & GUTTER
CB - CATCH BASIN
CP - CALCULATED POINT
CPP - CORRUGATED PLASTIC PIPE
C.O. - CLEAN OUT
D.B. - DINED BOOK
EP - EXISTING IRON PIPE
EX - EXISTING IRON ROD
EX - EXISTING NAIL
EU - END UNKNOWN
FB - FIRE HYDRANT
GD - GROUND LIGHT
GM - GAS METER
GP - GAS POST
GS - GAS VALVE
GW - GAS WIRE
HEAT - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
LAP - LIGHT POLE
MS - MANHOLE
MMA - MANHOLE
M.B. - MAP BOOK
M.C.S. - NATIONAL GEODETIC SURVEY
MIR - NEW IRON ROD
MIR - NEW RAIL
OHANG - OVERHANG
PW - POWER BOX
P.W. - POWER IDENTIFICATION NUMBER
PM - POWER METER
PP - POWER POLE

MAP REFERENCES:

- M.B. 23, PG. 669 - (R1)
M.B. 34, PG. 685 - (R2)
M.B. 37, PG. 729 - (R3)
M.B. 48, PG. 786 - (R4)
M.B. 1844, PG. 413 - (R5)

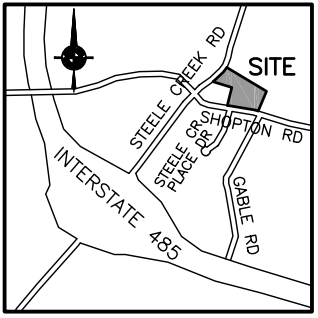


LINE LEGEND:

- EASEMENT
FENCE
GUARD RAIL
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
SEWER
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
STORM DRAIN PIPE - 12"
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
WOOD FENCE

VERY PLACE AREA PROPERTY DESCRIPTION:

Being that certain parcel of land lying and being in Steele Creek Township, Mecklenburg County, North Carolina, and being more particularly described as follows:
BEGINNING at an existing iron pipe, said iron being the southeast corner of the property of Tenyson and Lorna Curtis (now or formerly) as described in Deed Book 21736, Page 424 of the Mecklenburg County Public Registry...



VICINITY MAP - NTS

NOTES:

- 1. THIS PLAN IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OWNERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE DETERMINED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
5. ELEVATIONS BASED ON N.G.S. MONUMENT "FRESH", ELEVATION = 729.5662 FT, MVD 88.
6. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
7. STEELE CREEK RD IS SHOWN AS A "MAJOR THROUGHWAY" ON THE MECKLENBURG-CAROLINA METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
8. SHOPTON RD IS SHOWN AS A "MINOR THROUGHWAY" ON THE MECKLENBURG-CAROLINA METROPOLITAN PLANNING ORGANIZATION THROUGHWAY PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.
9. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERGROUND UTILITIES ONLY TO THE RIGHT-OF-WAY WAS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF AN ADJACENT PROPERTY.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. SURVEYOR IS UNWARE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
12. THERE WERE NO WELLDIM DELINEATION MARKERS OBSERVED DURING THE PROCESS OF CONDUCTING THE FIELDWORK.
13. NO BUILDINGS OBSERVED ON SUBJECT PROPERTY.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: R-4 FOR NONRESIDENTIAL
MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: NONE*
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT

*NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 4 FEET AND IF A SECOND IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARD.
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3369.

PARKING:

NO MARKED PARKING SPACES EXIST ON SUBJECT PROPERTY.

AVERY PLACE AREA ANNEXATION

TOTAL AREA: 315,304 SQ. FT. OR 7,2384 ACRES (INCLUDES AREA WITHIN POSSIBLE OVERLAP)

ALTA/NPS LAND TITLE SURVEY
AVERY OWNER, LP
SHOPTON ROAD AND STEELE CREEK ROAD
STEEL CREEK TOWNSHIP, MECKLENBURG COUNTY, N.C.
MAP REFERENCE: 23-669
DEED REFERENCE: 28529-270; 36365-604
TAX PARCEL NO: 141-101-24

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO: C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL: (704) 376-2186

Table with 2 columns: REVISIONS, COMMENTS. Includes entries for 6/11/21, 7/28/21, 12/21/21, and 6/28/22.

Table with 4 columns: CREW, DRAWN, REVISED, SCALE, DATE, JOB NO. Includes values for WR, NM, NM, 1" = 150', OCT 13, 2020, 93431.



FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT FINANCIAL, I.E. NOT INTEREST IN A GEORGIA EMPLOYED LIABILITY COMPANY.
INVESTORS TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT ON THE 13TH DAY OF OCTOBER 2020 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAN AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAN AND THE MAPPING STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE 1400 (21 N.C.A.C. 56) AND THE MATH OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 16,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIME PER HOUR OF THE NUMBER OF ANGLES SURVEYED.

ALTA/NPS CERTIFICATION:

TO: AVERY OWNER, LP, BULL CAPITAL REAL ESTATE FUND, L.P., FSC FINANCIAL, L.P., MET INVESTMENTS, L.P., A GEORGIA EMPLOYED LIABILITY COMPANY.
INVESTORS TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ACCORDANCE WITH THE 2016 MONUMENT SURVEYING PRACTICE STANDARDS FOR ALTA/NPS LAND TITLE SURVEYS. POINTS ESTABLISHED AND ADJUSTED BY ALTA AND NPS, AND INTERESTS ITEMS 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 13, 2020.

Surveyor signature and date: 10/13/22

POSSIBLE ENCROACHMENTS: FENCE ENCLOSES INTO SUBJECT PROPERTY.

Sams Investments VIII LLC
D.B. 32896, PG. 621
PIN: 141-101-23
Lot 1
Exxon-Shopton Road
M.B. 48, PG. 786

EXXON - SHOPTON RD SUBDIVISION
M.B. 48, PG. 786

Sams Commercial Properties LLC
D.B. 30597, PG. 45
PIN: 141-101-46
Lot 2
Exxon-Shopton Road
M.B. 48, PG. 786

Avery Owner LP
D.B. 36932, PG. 749
PIN: 141-101-24
Lot 1
Steeleton Acres
M.B. 23, PG. 669

SULLIVAN'S TRACE TOWNHOMES
M.B. 35, PG. 307
M.B. 37, PG. 53
M.B. 37, PG. 729

Sullivan's Trace Owners Association Inc.
D.B. 13883, PG. 402
PIN: 141-106-89

GPS CERTIFICATION:

- 1. I, CLARK NEILSON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: 1B-10000
(2) POSITIONAL ACCURACY:
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATUM: NAD 83
(5) DATUM EPOCH: NOV 1983
(6) PUBLISHED FIELD CONTROL USE: "SPOT" & "FRESH"
(7) GRID MODEL: GEOIDAL DATUM
(8) COMBINED GRID FACTORS: 0.9999448
(9) UNITS: US SURVEY FOOT

CURVE TABLE

Table with 4 columns: STATIONING, CHORD BEARING, CHORD LENGTH, CURVE DATA.



Know what's below. Call before you dig.

INVESTORS TITLE INSURANCE COMPANY

COMMITMENT NO: SA4-20098-TL, EFFECTIVE DATE: JUNE 15, 2021

- 1) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variation, or other adverse circumstance affecting the Title disclosed by plots recorded in Map Book 23, Page 669, Mecklenburg County Registry. (PLOTTED AS SHOWN HEREON)
2) Permanent Easement Agreement for Sanitary Sewer/Water and Temporary construction Easement to the City of Charlotte recorded in Book 28602, Page 547. (PLOTTED AS SHOWN HEREON)
3) Permanent Easement Agreement for Water Main and Temporary Construction Easement to the City of Charlotte recorded in Book 23858, Page 336. (PLOTTED AS SHOWN HEREON)
4) The following matters that are shown on plat recorded in Map Book 23, Page 669, Mecklenburg County Registry: (PLOTTED AS SHOWN HEREON)
a) Right of Way of Shopton Road (S. R. #1155) and Steele Creek Road (N.C. Highway 160);
b) 10-foot side yard setback;
c) Proposed future rights of way and future minimum setback lines along Shopton Road and Steele Creek Road.

6. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 1670, Page 22, Mecklenburg County Registry. (GENERAL IN NATURE)

7. Easement(s) to Southern Public Utilities Company recorded in Book 705, page 22, Mecklenburg County Registry. (BLANKET IN NATURE)

8. To 13. (NOT SURVEY MATTERS)

Surveyor signature and date: 10/13/22