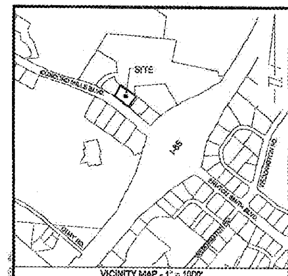


VICINITY MAP - 1" = 1000'

STEWART TITLE GUARANTY COMPANY
COMMITMENT NUMBER: 17000226814
SCHEDULE B - SECTION II EXCEPTIONS
COMMITMENT DATE: OCTOBER 2, 2017, 8:00 AM

(10) Easements, setback lines and any other matters shown or noted on plat recorded in Plat Book 37, Page 59, Cabarrus County Registry. PLOTTED ON SURVEY.

(11) Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in Declaration of Covenants, Easements, and Restrictions for The Pavilion at King's Grant Shopping Center, recorded September 27, 2001 in Book 3632, Page 25, Cabarrus County Registry, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. INGRESS AND EGRESS EASEMENT AREAS REFERENCED ON SURVEY.

12. Right(s) of way and easement for utility purposes in favor of the City of Concord recorded March 21, 2000, in Book 2810, Page 33, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

13. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Reciprocal Easement Agreement by and between Fourth Quarter Properties IV, Inc. and City of Concord, recorded March 6, 2000, in Book 2805, Page 71, Cabarrus County Registry, and rerecorded August 23, 2005, in Book 3850, Page 157. DOES NOT AFFECT SUBJECT PROPERTY.

14. Terms, conditions, provisions, and restrictions as contained in Lease executed by Fourth Quarter Properties IV, Inc., a Georgia corporation, as Lessor, and Staples the Office Superstore East, Inc., a Delaware corporation, as Lessee, a memorandum of which was recorded February 6, 2001, in Book 3183, Page 161, Cabarrus County Registry, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. NOT A SURVEY MATTER.

15. Declaration of Conservation Easement by Fourth Quarter Properties IV, Inc., a Georgia corporation, recorded March 1, 2001, in Book 3184, Page 318, Cabarrus County Registry. CONSERVATION EASEMENT AND WETLAND MITIGATION AREA DO NOT AFFECT SUBJECT PROPERTY.

16. Terms, conditions, provisions, and restrictions as contained in Lease executed by Fourth Quarter Properties IV, Inc., a North Carolina corporation, as Lessor, and Toys "R" Us - Delaware, Inc., a Delaware corporation, as Lessee, a memorandum of which was recorded May 7, 2001, in Book 3226, Page 168, Cabarrus County Registry, but omitting any covenant, condition, or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons. NOT A SURVEY MATTER.

17. Utility Easement in favor of R. O. McFall for right-of-way and utility purposes recorded December 27, 1921, in Book 316, Page 229, Cabarrus County Registry. NO DESCRIPTION GIVEN THEREFORE NOT PLOTTABLE.

18. Right of Way Agreement by and between J. Harley Cabinet and wife Louise G. Cabinet and Department of Transportation, recorded March 17, 1959, in Book 533, Page 12, Cabarrus County Registry. AGREEMENT IS FOR 60 FT. R/W AND DOES NOT AFFECT SUBJECT PROPERTY.

19. Right(s) of way to the State Highway Commission, an agency of the State of North Carolina recorded Nov 19, 1969, in Book 368, Page 73, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

20. Right(s) of way to the State Highway Commission recorded August 29, 1979, in Book 435, Page 721, Cabarrus County Registry. AGREEMENT IS FOR 60 FT. R/W AND DOES NOT AFFECT SUBJECT PROPERTY.

21. Right(s) of way in favor of The Concord Telephone Company recorded March 29, 1971, in Book 412, Page 645, Cabarrus County Registry. NO DESCRIPTION GIVEN AND R/W IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

22. Easement to Duke Power Company, a New Jersey corporation recorded April 21, 1954, in Book 265, Page 65, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

23. Easement to Duke Power Company, a New Jersey corporation recorded August 31, 1948, in Book 219, Page 380, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

24. Easement to Duke Power Company, a New Jersey corporation recorded September 21, 1948, in Book 219, Page 600, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

25. Easement to Duke Power Company, a New Jersey corporation recorded in Book 234, Page 353, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

26. Easement to Duke Power Company, a New Jersey corporation recorded June 29, 1950, in Book 250, Page 265, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

27. Easement to Southern Public Utilities Company recorded March 27, 1930, in Book 172, Page 576, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

28. Easement to the Concord Telephone Company recorded January 10, 1950, in Book 151, Page 102, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

29. Easement to the Concord Telephone Company recorded January 20, 1946, in Book 187, Page 271, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

30. Easement to the Concord Telephone Company recorded February 28, 1958, in Book 382, Page 104, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

31. Easement to the Concord Telephone Company, Inc. recorded November 16, 1929, in Book 202, Page 138, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

32. Easement to the Concord Telephone Company, Inc. recorded January 27, 1951, in Book 252, Page 620, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

33. Easement to the Board of Light and Water Commissioners of Concord, NC, recorded March 22, 1949, in Book 225, Page 328, Cabarrus County Registry. DOES NOT AFFECT SUBJECT PROPERTY.

34. Easement to the Board of Light and Water Commissioners of the City Concord, North Carolina recorded December 5, 1955, in Book [illegible], Page 291, Cabarrus County Registry. NO DESCRIPTION GIVEN AND EASEMENT IS FOR GENERAL MAINTENANCE AND SERVICE AND IS NOT PLOTTABLE.

35. [illegible]

36. [illegible]

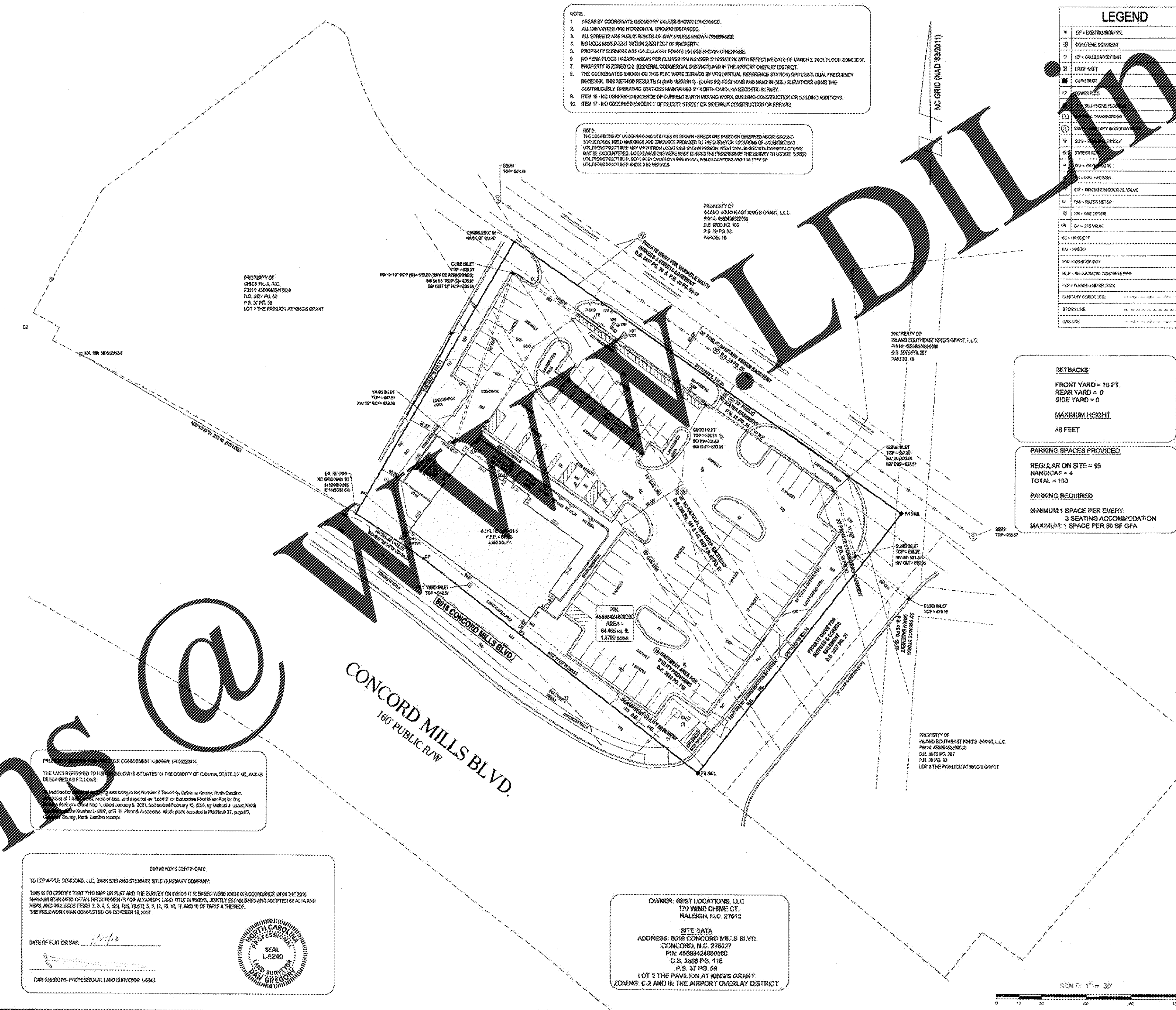
37. Easement [illegible] by and between North Carolina Natural Gas Corporation, a Delaware corporation [illegible] Properties Limited Partnership, recorded September 11, 1998, in Book 2055, Page 45, Cabarrus County Registry. AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

38. [illegible] by and between North Carolina Natural Gas Corporation, a Delaware corporation [illegible] recorded September 11, 1998, in Book 2256, Page 52, Cabarrus County Registry. AGREEMENT DOES NOT AFFECT SUBJECT PROPERTY.

(39) Conditions, restrictions and reservation of easements as contained in Warranty Deed recorded January 8, 2009, in Book 3608, Page 118, the details any covenant, condition, or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c). EASEMENT AREA FOR UTILITY PROVIDERS PLOTTED ON SURVEY.

NOTE:
1. AREAS BY COORDINATE GEOMETRY UNLESS SHOWN OTHERWISE.
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ALL STREETS ARE PUBLIC RIGHTS-OF-WAY UNLESS SHOWN OTHERWISE.
4. NO NCGS MONUMENT WITHIN 2,000 FEET OF PROPERTY.
5. PROPERTY CORNERS ARE CALCULATED POINTS UNLESS SHOWN OTHERWISE.
6. NO FEMA FLOOD HAZARD AREAS PER FEMA'S FIRM NUMBER 3710455300K WITH EFFECTIVE DATE OF MARCH 2, 2009. FLOOD ZONE IS X.
7. PROPERTY IS ZONED C-2 (GENERAL COMMERCIAL DISTRICT) AND IN THE AIRPORT OVERLAY DISTRICT.
8. THE COORDINATES SHOWN ON THIS PLAT WERE DERIVED BY VRS (VIRTUAL REFERENCE STATION) GPS USING DUAL FREQUENCY RECEIVERS. THIS METHOD RESULTS IN (NAD 1983/2011) - (CORS 96) POSITIONS AND NAVD 88 (MSL) ELEVATIONS USING THE CONTINUOUSLY OPERATING STATIONS MAINTAINED BY NORTH CAROLINA GEODETIC SURVEY.
9. ITEM 16 - NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10. ITEM 17 - NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NOTE:
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON OBSERVED ABOVE GROUND STRUCTURES, FIELD MARKINGS AND DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES. BEFORE EXCAVATIONS ARE BEGUN, FIELD LOCATIONS AND THE TYPE OF UTILITIES/STRUCTURES SHOULD BE VERIFIED.



LEGEND

	EIP = EXISTING IRON PIPE
	CONCRETE MONUMENT
	CP = CALCULATED POINT
	DROP INLET
	CURB INLET
	POWER POLE
	TELEPHONE PEDESTAL
	TRANSFORMER
	SANITARY SEWER MANHOLE
	SCO = SANITARY CLEANOUT
	STREET SIGN
	WV = WATER VALVE
	FIRE HYDRANT
	BACKFLOW PREVENTION VALVE
	WM = WATER METER
	GM = GAS METER
	GV = GAS VALVE
	HC = HANDICAP
	RW = RIGHT-OF-WAY
	RCP = REINFORCED CONCRETE PIPE
	FES = FLARED END SECTION
	SANITARY SEWER LINE
	STORM LINE
	GAS LINE

SETBACKS

FRONT YARD = 10 FT.
REAR YARD = 0
SIDE YARD = 0

MAXIMUM HEIGHT

48 FEET

PARKING SPACES PROVIDED

REGULAR ON SITE = 96
HANDICAP = 4
TOTAL = 100

PARKING REQUIRED

MINIMUM: 1 SPACE PER EVERY 3 SEATING ACCOMMODATION
MAXIMUM: 1 SPACE PER 50 SF GFA

PROPERTY DESCRIPTION PER TITLE COMMITMENT NUMBER: 17000226814

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Cabarrus, STATE OF NC, AND IS DESCRIBED AS FOLLOWS:

All that tract or parcel of land lying and being in the Number 2 Township, Cabarrus County, North Carolina, consisting of 1.48 acres, more or less, and depicted as "Lot # 2" on that certain Final Map Plat for The Pavilion At King's Grant Map 1, dated January 5, 2001, last revised February 15, 2001, by Michael J. Lucas, North Carolina License Number L-3887, of R. B. Pharr & Associates, which plat is recorded in Plat Book 37, page 59, Cabarrus County, North Carolina records.

SURVEYOR'S CERTIFICATE

TO LCP APPLE CONCORD, LLC, BANK SNB AND STEWART TITLE GUARANTY COMPANY:

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 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 11, 13, 16, 17, AND 18 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED ON OCTOBER 16, 2017.

DATE OF PLAT OR MAP: [illegible]

NORTH CAROLINA PROFESSIONAL SEAL L-5240 LAND SURVEYOR DAN GREGORY

DAN GREGORY-PROFESSIONAL LAND SURVEYOR L-5240

OWNER: BEST LOCATIONS, LLC
170 WIND CHIME CT.
RALEIGH, N.C. 27615

SITE DATA
ADDRESS: 8018 CONCORD MILLS BLVD.
CONCORD, N.C. 278027
PIN: 45898424880000
D.B. 3608 PG. 118
P.S. 37 PG. 59
LOT 2 THE PAVILION AT KING'S GRANT
ZONING: C-2 AND IN THE AIRPORT OVERLAY DISTRICT

BNK

BASS, NIXON & KENNEDY, INC.
CONSULTING ENGINEERS
• 6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NORTH CAROLINA 27607
• TELEPHONE: (919)851-4422 or (800)354-1879
FAX: (919)851-8968
• CERTIFICATION NUMBERS: NCBELS (C-0110), NCBLA (C-0267)

NO.	DATE	DESCRIPTION	BY
2	01-10-18	ADDED PUE & TCE	PM
1	01-03-18	STEWART TITLE COMMITMENT	PM
REVISIONS			

17148	10-30-2017	PM	
JOB NO.	DATE	DRAWN BY	
SCALE: 1" = 30'		CHK BY: DG	

ALTA / NSPS LAND TITLE SURVEY
OF
APPLEBEE'S - 8018 CONCORD MILLS BLVD., CONCORD
TOWNSHIP #2 CABARRUS COUNTY CONCORD, NORTH CAROLINA

SHEET
OF

Order Plans @ WWW.LDIILine.com