FIDELITY NATIONAL TITLE INSURANCE AGENCY
COMMITMENT NO.: GB18001101
COMMITMENT DATE: JUNE 28, 2018 AT 8:00 AM
SCHEDULE B, PART II -- EXCEPTIONS

1. 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.
2. THE LIEN OF ALL TAXES FOR THE YEAR 2018 AND THEREAFTER, WHICH ARE NOT YET DUE AND PAYABLE.
3. BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 29, PAGE 52 AND MAP BOOK 52, PAGE 404. [AFFECTS PROPERTY, PLOTTABLE]
4. EASEMENT(S) AND RIGHT(S)-OF-WAY FOR ROADS OR PUBLIC/PRIVATE UTILITIES.
5. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CRESCENT ELECTRIC MEMBERSHIP CORPORATION RECORDED IN BOOK 7232, PAGE 991. [AFFECTS PROPERTY, PLOTTABLE]
6. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CORNELIUS MUTUAL CORPORATION RECORDED IN BOOK 1546, PAGE 57 AND BOOK 1546, PAGE 103. [AFFECTS PROPERTY, BLANKET EASEMENT]
7. PERMANENT UTILITY EASEMENT TO THE TOWN OF CORNELIUS RECORDED IN BOOK 1738, PAGE 467; BOOK 17738, PAGE 471; AS CORRECTED IN BOOK 21648, PAGE 465; AND BOOK 17738, PAGE 476. [AFFECTS PROPERTY, PLOTTABLE]
8. RIGHT OF WAY AGREEMENT RECORDED IN BOOK 2295, PAGE 560. [AFFECTS PROPERTY, PLOTTABLE]
9. TITLE TO THAT PORTION OF THE LAND WITHN THE BOUNDS OF KNOX ROAD. [AFFECTS PROPERTY, PER EXCEPTION 8]
10. RIGHTS OR CLAIMS OF PARTIES IN POSSESSON AS TENANTS UNDER UNRECORDED LEASES.
11. RIGHTS OR CLAIMS OF BONEY WILSON & SONS, INC. IN POSSESSION AS TENANT UNDER AN UNRECORDED LEASE, A MEMORANDUM OR SHORT FORM EVIDENCING SAME BEING RECORDED IN BOOK 9050, PAGE 597. [AFFECTS PROPERTY]
12. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
13. DISCREPANCIES, VARIANCES, SHORTAGES OR OVERAGES IN THE ACREAGE OF THE LAND.
14. STATUTORY LIENS OF MECHANICS, LABORERS AND MATERIALMEN THAT HAVE PERFORMED OR FURNISHED LABOR, PROFESSIONAL DESIGN OR SURVEYING SERVICES, OR FURNISHED MATERIALS OR RENTAL EQUIPMENT OF WHICH NO NOTICE APPEARS OF RECORD. (NOTE: THIS EXCEPTION WILL BE DELETED ONLY UPON RECEIPT OF DOCUMENTATION SATISFACTORY TO THE COMPANY SATISFYING THE MATERIAL AND LABOR LIENS REQUIREMENT SET OUT IN SCHEDULE B-1 OF THIS COMMITMENT.)

LEGAL DESCRIPTION -- PARCEL 1

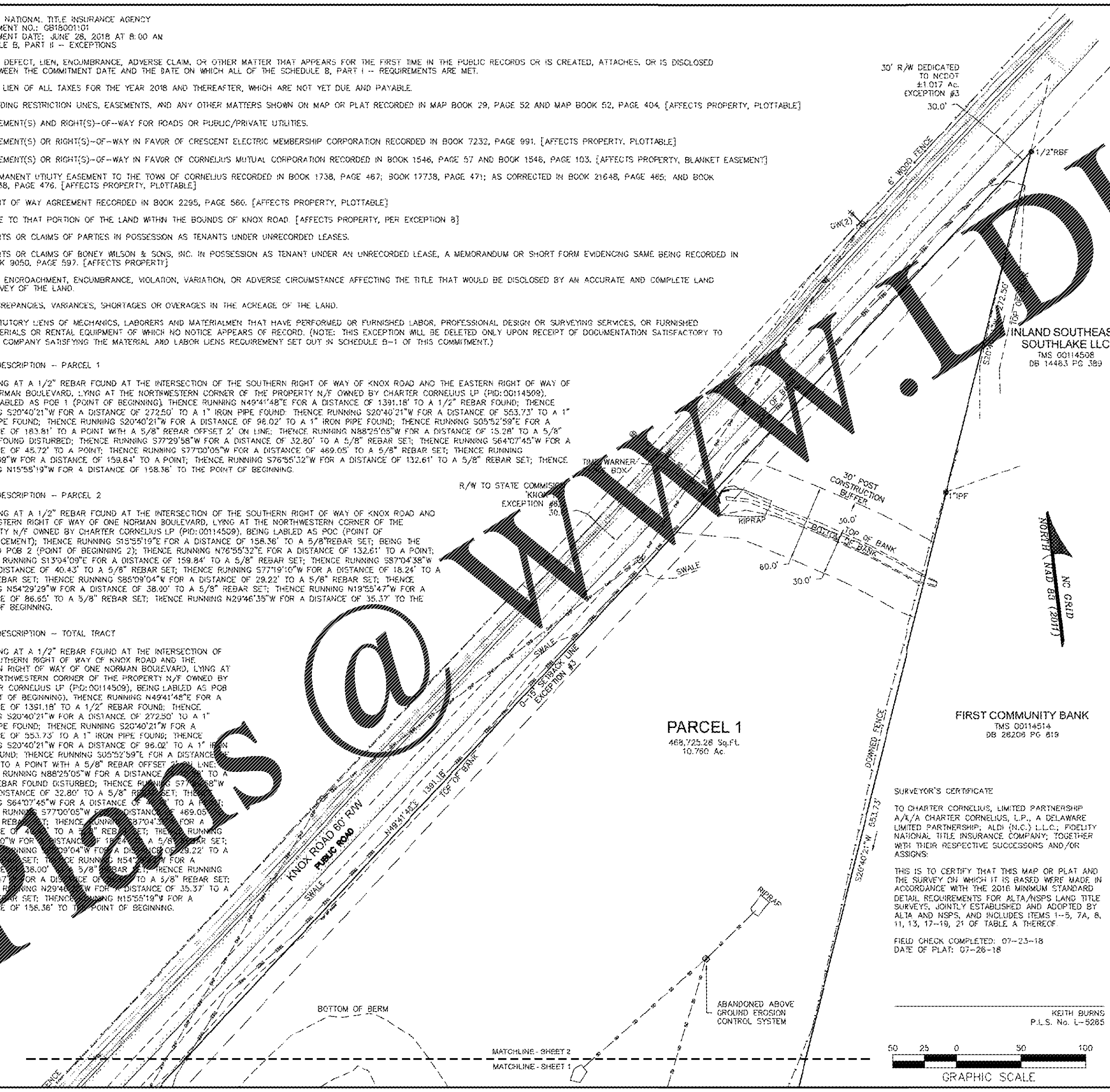
BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF KNOX ROAD AND THE EASTERN RIGHT OF WAY OF ONE NORMAN BOULEVARD, LYING AT THE NORTHWESTERN CORNER OF THE PROPERTY N/F OWNED BY CHARTER CORNELIUS LP (PID:00114509), BEING LABLED AS POB 1 (POINT OF BEGINNING), THENCE RUNNING N49°41'48"E FOR A DISTANCE OF 1391.18' TO A 1/2" REBAR FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 272.50' TO A 1" IRON PIPE FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 553.73' TO A 1" IRON PIPE FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 96.02' TO A 1" IRON PIPE FOUND; THENCE RUNNING S05°52'59"E FOR A DISTANCE OF 183.81' TO A POINT WITH A 5/8" REBAR OFFSET 2' ON LINE; THENCE RUNNING N88°25'05"W FOR A DISTANCE OF 15.28' TO A 5/8" REBAR FOUND DISTURBED; THENCE RUNNING S77°29'58"W FOR A DISTANCE OF 32.80' TO A 5/8" REBAR SET; THENCE RUNNING S64°07'45"W FOR A DISTANCE OF 45.72' TO A POINT; THENCE RUNNING S77°00'05"W FOR A DISTANCE OF 469.05' TO A 5/8" REBAR SET; THENCE RUNNING N13°04'09"W FOR A DISTANCE OF 159.84' TO A POINT; THENCE RUNNING S76°55'32"W FOR A DISTANCE OF 132.61' TO A 5/8" REBAR SET; THENCE RUNNING N15°55'19"W FOR A DISTANCE OF 158.36' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION -- PARCEL 2

BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF KNOX ROAD AND THE EASTERN RIGHT OF WAY OF ONE NORMAN BOULEVARD, LYING AT THE NORTHWESTERN CORNER OF THE PROPERTY N/F OWNED BY CHARTER CORNELIUS LP (PID:00114509), BEING LABLED AS POC (POINT OF COMMENCEMENT); THENCE RUNNING S15°55'19"E FOR A DISTANCE OF 158.36' TO A 5/8"REBAR SET; BEING THE LABELED POB 2 (POINT OF BEGINNING 2); THENCE RUNNING N76°55'32"E FOR A DISTANCE OF 132.61' TO A POINT; THENCE RUNNING S13°04'09"E FOR A DISTANCE OF 159.84' TO A 5/8" REBAR SET; THENCE RUNNING S87°04'38"W FOR A DISTANCE OF 40.43' TO A 5/8" REBAR SET; THENCE RUNNING S77°19'10"W FOR A DISTANCE OF 18.24' TO A 5/8" REBAR SET; THENCE RUNNING S85°09'04"W FOR A DISTANCE OF 29.22' TO A 5/8" REBAR SET; THENCE RUNNING N54°29'29"W FOR A DISTANCE OF 38.00' TO A 5/8" REBAR SET; THENCE RUNNING N19°55'47"W FOR A DISTANCE OF 86.65' TO A 5/8" REBAR SET; THENCE RUNNING N29°46'35"W FOR A DISTANCE OF 35.37' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION -- TOTAL TRACT

BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY OF KNOX ROAD AND THE EASTERN RIGHT OF WAY OF ONE NORMAN BOULEVARD, LYING AT THE NORTHWESTERN CORNER OF THE PROPERTY N/F OWNED BY CHARTER CORNELIUS LP (PID:00114509), BEING LABLED AS POB 1 (POINT OF BEGINNING), THENCE RUNNING N49°41'48"E FOR A DISTANCE OF 1391.18' TO A 1/2" REBAR FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 272.50' TO A 1" IRON PIPE FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 553.73' TO A 1" IRON PIPE FOUND; THENCE RUNNING S20°40'21"W FOR A DISTANCE OF 96.02' TO A 1" IRON PIPE FOUND; THENCE RUNNING S05°52'59"E FOR A DISTANCE OF 183.81' TO A POINT WITH A 5/8" REBAR OFFSET 2' ON LINE; THENCE RUNNING N88°25'05"W FOR A DISTANCE OF 15.28' TO A 5/8" REBAR FOUND DISTURBED; THENCE RUNNING S77°29'58"W FOR A DISTANCE OF 32.80' TO A 5/8" REBAR SET; THENCE RUNNING S64°07'45"W FOR A DISTANCE OF 45.72' TO A POINT; THENCE RUNNING S77°00'05"W FOR A DISTANCE OF 469.05' TO A 5/8" REBAR SET; THENCE RUNNING S87°04'38"W FOR A DISTANCE OF 40.43' TO A 5/8" REBAR SET; THENCE RUNNING S77°19'10"W FOR A DISTANCE OF 18.24' TO A 5/8" REBAR SET; THENCE RUNNING S85°09'04"W FOR A DISTANCE OF 29.22' TO A 5/8" REBAR SET; THENCE RUNNING N54°29'29"W FOR A DISTANCE OF 38.00' TO A 5/8" REBAR SET; THENCE RUNNING N19°55'47"W FOR A DISTANCE OF 86.65' TO A 5/8" REBAR SET; THENCE RUNNING N29°46'35"W FOR A DISTANCE OF 35.37' TO A 5/8" REBAR SET; THENCE RUNNING N15°55'19"W FOR A DISTANCE OF 158.36' TO THE POINT OF BEGINNING.



LEGEND

- △ CALC POINT -- CORNER NOT SET
- IPF IRON PIPE FOUND
- PKS PK NAIL SET
- RBF IRON REBAR FOUND
- RBFD IRON REBAR FOUND DISTURBED
- RBS IRON REBAR SET
- CURB INLET
- CABLE JUNCTION BOX
- COMMUNICATIONS MANHOLE
- FIRE HYDRANT
- FIBER OPTIC BOX
- GAS VALVE
- GUY WIRE
- JUNCTION BOX
- LIGHT POLE
- POWER POLE
- STORM DRAIN MANHOLE
- SIGN
- SANITARY SEWER MANHOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL POLE
- TELEPHONE JUNCTION BOX
- TRANSFORMER--ELECTRIC
- WATER METER
- OVERHEAD POWER LINE
- TREE LINE
- UNDERGROUND COMMUNICATIONS LINE
- UNDERGROUND DRAINAGE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND WATER LINE
- EDGE OF PAVEMENT
- CONCRETE
- PROPERTY LINE
- ADJACENT PROPERTY LINE-NOT SURVEYED

PREPARED FOR:
CHARTER CORNELIUS, L.P.

AN ALTA/NSPS LAND TITLE SURVEY OF

PARCEL 1 & PARCEL 2
20101 WEST CATAWBA DRIVE

PARCEL 1 TAX PARCEL No. 00114509
PARCEL 2 TAXPARCEL No. 00114522

TOWN OF CORNELIUS
MECKLENBURG COUNTY, NORTH CAROLINA

FIELD WORK: KS
FIELD CHECK: RKB
DRAWN BY: JMB
DATE: 11-01-17
SCALE: 1"=50'
PROJECT No.: CLT-17022
FILE: CLT-17022 ALTA1.DWG

SHEET 2 OF 2

SURVEYOR'S CERTIFICATE

TO CHARTER CORNELIUS, LIMITED PARTNERSHIP A/K/A CHARTER CORNELIUS, L.P., A DELAWARE LIMITED PARTNERSHIP; ALDI (N.C.) L.L.C.; FIDELITY NATIONAL TITLE INSURANCE COMPANY; TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

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 1-5, 7A, 8, 11, 13, 17-19, 21 OF TABLE A THEREOF.

FIELD CHECK COMPLETED: 07-23-18
DATE OF PLAT: 07-26-18

KEITH BURNS
P.L.S. No. L-5265

50 25 0 50 100
GRAPHIC SCALE

ATLAS SURVEYING, INC.
10810 SOUTHERN LOOP BOULEVARD, UNIT 8
PINEVILLE, NC 28134
PHONE: (980) 949-8475
WEBSITE: WWW.ATLASSURVEYING.COM

NORTH CAROLINA SURVEYING CLT, P.C. No. C-4374 CERTIFICATE OF AUTHORIZATION
NORTH CAROLINA PROFESSIONAL SEAL L-5265 SURVEYOR KEITH BURNS

PRELIMINARY
NOT FOR RECORDING

SITE SURVEY
V-101

FOR REFERENCE ONLY

Order Plans @ WWW.LDIILine.com