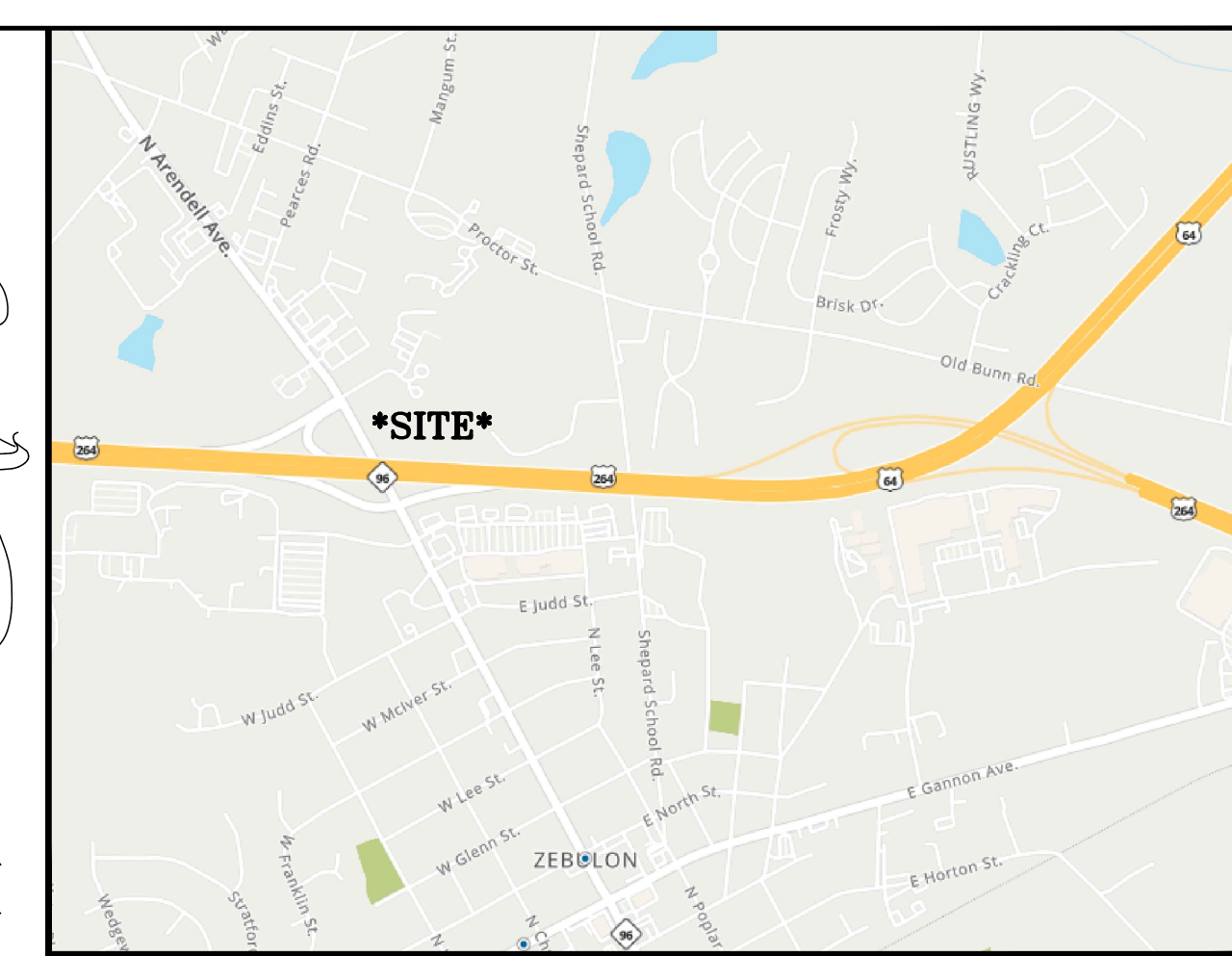


LEGAL DESCRIPTION (PER COMMITMENT 22-NC-30008)

1. THE LAND IS DESCRIBED AS FOLLOWS:
 BEGINNING AT AN IRON STAKE ON THE EAST SIDE OF N. C. HIGHWAY 96 NORTH TRACT OF ZEBULON (ARENDELL AVENUE EXTENSION), CORNER OF MASSEY AND THIS TRACT AND RUNS THENCE NORTH 25° 30' WEST 218.1 FEET TO AN IRON STAKE, CORNER OF INTERSECTION OF HIGHWAY 96 AND DOGWOOD AVENUE; RUNS THENCE WITH DOGWOOD AVENUE NORTH 62° 40' EAST 430 FEET TO THE NORTHEAST CORNER OF LOT 14; RUNS THENCE NORTH 62° 40' EAST 30 FEET TO A POINT IN THE CENTER OF JONES STREET; RUNS THENCE WITH THE CENTER LINE OF JONES STREET SOUTH 27° 37' EAST TO A POINT IN THE MASSEY LINE; RUNS THENCE WITH THE SAID MASSEY LINE NORTH 86° 08' WEST TO THE SOUTHEAST CORNER OF LOT 11; RUNS THENCE WITH THE LINE OF LOT 11 NORTH 86° 08' WEST 225 FEET TO A COMMON CORNER OF LOTS 10 AND 11 IN THE SAID MASSEY LINE; RUNS THENCE NORTH 86° 08' WEST 95 FEET TO AN OLD IRON STAKE (CONTROL POINT OF MAP HEREINAFTER CITED); RUNS THENCE NORTH 73° 05' WEST 170 FEET TO THE POINT OF BEGINNING, BEING ALL OF LOTS 9-14 OF SECTION OF THE R. F. HENDRICKS SUBDIVISION, AND A 30' INCREMENT OF JONES STREET, AS SHOWN ON THAT MAP BY BOYD L. SHOOK, R.S. RECORDED IN BOOK OF MAPS 1960, PAGE 77, WAKE COUNTY REGISTRY.



VICINITY MAP

- SURVEYOR'S NOTES**
- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A REPORT OF TITLE BY AMERICAN LAND TITLE ASSOCIATION, COMMITMENT# 22-NC-30008, DATED NOVEMBER 09, 2022.
 - AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
 - THE BASIS OF THE BEARING SHOWN HEREON IS NC STATE PLANE GRID NORTH (NAD 83/2011) BASED ON REAL TIME KINEMATIC GPS OBSERVATIONS (RTS) TAKEN IN DECEMBER 2022.
 - SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN
 - NO EVIDENCE OF RECENT STREET CONSTRUCTION ALONG ADJACENT ROADS WAS SEEN ON DURING COURSE OF THIS SURVEY.
 - NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
 - THERE WAS NO OBSERVED EVIDENCE OF SITE USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
 - SUBJECT PARCEL HAS DIRECT ACCESS TO DOGWOOD DR (PUBLIC RIGHT OF WAY). FRONTAGE ALONG N ARENDELL AVE IS CONTROLLED ACCESS AS PER NCDOT PLANS (8.14878)
 - SUBJECT SITE IS LOCATED IN ZONE X PER FIRM 3720270600K AND 3720270500K (BOTH DATED 07/19/22).
 - SUBJECT SITE IS ZONED HC (R2 WITHIN 30' JONES ST RW)

SCHEDULE B PART II (COMMITMENT 21-NC-27934)

- 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. -NOT A MATTER OF SURVEY
- TAXES OR ASSESSMENTS FOR THE YEAR 2022, WHICH ARE DUE AND PAYABLE BUT NOT YET DELINQUENT, AND SUBSEQUENT YEARS, NOT YET DUE OR PAYABLE. -NOT A MATTER OF SURVEY
- ANY DISCREPANCY, CONFLICT, ACCESS, SHORTAGE IN AREA OR BOUNDARY LINES, ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OVERLAP, SETBACK, EASEMENT OR CLAIMS OF EASEMENT, RIPARIAN RIGHT, AND TITLE TO LAND WITHIN ROADS, WAYS, RAILROADS, WATERCOURSES, BURIAL GROUNDS, MARSHES, DREGS OR FILLED AREAS OR LAND BELOW THE MEAN HIGH WATER MARK OR WITHIN THE BOUNDS OF ANY ADJOINING BODY OF WATER, OR OTHER ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY A CURRENT INSPECTION AND ACCURATE AND COMPLETE LAND SURVEY OF THE LAND -SHOWN HEREON IF FOUND DURING COURSE OF SURVEY
- BUILDING RESTRICTION LINES, EASEMENTS, RIGHTS OF WAY OR ANY OTHER FACTS AS SHOWN ON PLAT RECORDED IN BOOK OF MAPS 1960, PAGE 77, WAKE COUNTY REGISTRY. -JONES ST, DOGWOOD AVE, NC HIGHWAY 96 SHOWN HEREON
- RIGHTS OF TENANTS, IF ANY, IN POSSESSION UNDER RECORDED, UNRECORDED, WRITTEN OR ORAL LEASES -NOT A MATTER OF SURVEY
- THE CORRECTNESS OF THE SQUARE FOOTAGE/ACREAGE COMPUTATION CONTAINED IN THE DESCRIPTION OF THE LAND IS NOT INSURED. -AREA SHOWN HEREON BASED ON SURVEY
- EASEMENT(S) AND/OR RIGHT(S) OF WAY TO STATE HIGHWAY COMMISSION RECORDED IN BOOK 23 AND BOOK 1876, PAGE 35, WAKE COUNTY REGISTRY. -BOTH AREAS APPEAR TO FALL WITHIN THE CURRENT R/W OF NC HWY 96
- TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF JONES STREET. -SHOWN HEREON

LEGEND

RECORD MEASURED	(R)	SPRINKLER HEAD	SPK
FOUND IRON PIPE	(M)	IRRIGATION CONTROL VALVE	ICV
SET IRON BAR	(F)	WATER VALVE	WV
FOUND CONC. MON.	(S)	SIGN	S
FOUND PK NAIL	(N)	BUSH	B
CONTROL POINT	(C)	TREE SYMBOLS + SIZE	T
BOUNDARY MONUMENT	(B)	WOODSLINE	W
BOLLARD	(BL)	FENCE	F
STORM INLETS	(SI)	STORM DRAIN PIPE	SD
STORM MANHOLE	(SM)	SANITARY SEWER PIPE	SS
CLEANOUT	(CO)	GAS LINE	G
AIR CONDITIONING UNIT	(AC)	POWER LINE	P
TRAFFIC HANDHOLE	(TH)	TELEPHONE LINE	T
FIBER HANDHOLE	(FH)	FIBER OPTIC LINE	FO
ELEC. HANDHOLE	(EH)	UNKNOWN UTILITY	U
HANDHOLE	(H)	TRAFFIC LINE	TR
LIGHT POLE	(LP)	WATER LINE	W
TRAFFIC POLE	(TP)	SEWER MANHOLE	SM
SIGNAL MANHOLE	(SMH)	ELECTRIC MANHOLE	EMH
TELEPHONE MANHOLE	(TMH)	MANHOLE	M
WATER MANHOLE	(WMH)		



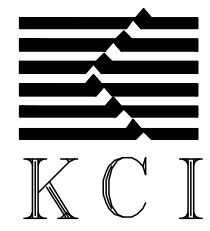
SURVEYOR'S CERTIFICATION TO:
 C4 STORE HOLDINGS III, LLC
 CHICAGO TITLE INSURANCE COMPANY
 CITIZENS BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NPS, WHICH INCLUDES ITEMS 2, 3, 4, 6A, 7A, 8, 9, 11 (OBSERVED), 13, 16, 17, 18 AND 19 OF TABLE A AND WHICH IS THE FIELD WORK WAS COMPLETED: 12/08/2022

DATE OF MAP: 12/12/22

ROBERT C. BAUMGARTNER, NC PLS No. L4531





KCI ASSOCIATES OF NC
 ENGINEERS, SURVEYORS AND PLANNERS

4505 FALLS OF NEUSE ROAD, FLOOR 4
 RALEIGH, NC 27609
 PHONE (919) 783-9214 * FAX (919) 783-9266

ALTANSPS LAND TITLE SURVEY
CARL VICTOR TART JR
VICKIE NEWTON TART
 TOWN OF ZEBULON
 WAKE COUNTY, NORTH CAROLINA

SCALE: 1" = 40'
 DATE: 12/12/22 SHEET: 1 OF 1