

Attorneys Title, a Division of United General Title
Charlotte Plaza, 201 South College Street, Suite 1430, Charlotte, NC 28244
704-376-3503 800-432-6462 Fax: 704-373-0824

Owner ID:
Loan ID: M-64297457
Cmt ID: G057214
Owner: High Rock Properties, LLC
Property: M&B

Samuel S Williams
Attorney at Law
P O Box 32635
Charlotte NC 28232

NC High Rock Mortgage Lender LLC a Florida limited liability
c/o Jena Rissman Atlass Esq
801 NE 167th Street #302
North Miami Beach FL 33162

704-376-0011/Fax: 704-376-0026

Owner Cov:		Total:	\$1,288.00
Loan Cov:	\$2,062,500.00	Amt Paid:	\$1,288.00
Premium:	\$1,288.00	Amt Due:	\$0.00

ENCLOSED IS YOUR COPY OF OUR POLICY.

Please accept our thanks for this expression of your confidence in
Attorneys Title.

There is no recurring premium for this coverage.

Should you have any questions concerning this policy, please contact your
closing attorney or the policy issuing office at the address shown above.
Please refer to our file number in your correspondence.

If you need to make a claim under this policy, you must notify us immediately.
For further details, please refer to the instructions contained on the policy
jacket.

Visit us on the web: www.attorneystitle.com

If you have questions or need more information, please contact us at the address and phone number(s) above.

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United General Title Insurance Company

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File Number: G057214

PAGE 1 OF 3

TRACT 1: All that tract or parcel of land, lying and being in the Salisbury Township, Rowan County, North Carolina containing 201 acres, more or less, and being more particularly described as follows:

BEGINNING at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1838.84 feet to a point marked by a 1/2 inch rebar on the northwest right of way line of U.S. Hwy. 29 which is the POINT OF BEGINNING; thence North 47 degrees 15 minutes 25 seconds West a distance of 261.27 feet to a point marked by a 1/2 inch rebar; thence South 35 degrees 28 minutes 07 seconds West a distance of 107.37 feet to a point marked by a 1/2 inch rebar; thence North 43 degrees 57 minutes 46 seconds West a distance of 45.28 feet to a point marked by a 1/2 inch rebar; thence South 46 degrees 54 minutes 30 seconds West a distance of 243.35 feet to a point marked by a 2-1/2 inch galvanized iron pipe (g.i.p.) on the east right of way line of Peace Street; thence along the east right of way line of Peace Street North 34 degrees 46 minutes 35 seconds West a distance of 171.48 feet to a point marked by a 1/2 inch rebar which is the intersection of the east right of way line of Peace Street and the north right of way line of Zeb Street; thence along the north right of way line of Zeb Street South 76 degrees 35 minutes 48 seconds West a distance of 150.30 feet to a point; thence North 11 degrees 44 minutes 20 seconds West a distance of 155.16 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 78 degrees 40 minutes 45 seconds West a distance of 949.43 feet to a point marked by a 1/2" rebar; thence North 36 degrees 57 minutes 14 seconds East a distance of 799.67 feet to a point marked by a 2-1/2" g.i.p.; thence North 47 degrees 15 minutes 40 seconds East a distance of 712.77 feet to a point marked by a 2-1/2" g.i.p.; thence North 30 degrees 44 minutes 12 seconds East a distance of 248.07 feet to a point marked by a 1/2 inch rod; thence North 60 degrees 48 minutes 30 seconds East a distance of 353.02 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 77 degrees 37 minutes 07 seconds East a distance of 242.82 feet to a point marked by a railroad iron; thence North 01 degrees 20 minutes 39 seconds East a distance of 105.47 feet to a point marked by a 1/2 inch rebar set; thence North 66 degrees 12 minutes 16 seconds East a distance of 245.87 feet to a point marked by a 1/2 inch rebar; thence North 81 degrees 50 minutes 38 seconds East a distance of 97.98 feet to a point marked by a 2-1/2 inch g.i.p.; thence South 74 degrees 54 minutes 29 seconds East a distance of 198.88 feet to a point marked by a 1/2 inch rebar; thence South 54 degrees 47 minutes 33 seconds East a distance of 495.59 feet to a point marked by a 1-1/2 inch pipe; thence South 14 degrees 23 minutes 18 seconds East a distance of 326.22 feet to a point marked by a 2-1/2 inch g.i.p.; thence South 06 degrees 01 minutes 09 seconds East a distance of 337.21 feet to a point marked by a PK nail in the north bound lane of U.S. Hwy. 29; thence South 16 degrees 04 minutes 51 seconds West a distance of 262.71 feet to a point marked by a 1/2 inch rebar set; thence South 50 degrees 19 minutes 37 seconds West a distance of 115.31 feet to a point and marked by 4 1/2 rebar; thence South 44 degrees 54 minutes 09 seconds East a distance of 278.29 feet to a point marked by a 1/2 inch rebar set; thence South 13 degrees 36 minutes 09 seconds East a distance of 247.00 feet to a point marked by a 1/2 inch rebar set; thence South 00 degrees 16 minutes 51 seconds West a distance of 443.00 feet to a point marked by a 1/2 inch rebar set; thence along the meandering contour line elevation 855 a distance of 2000 feet, more or less, to a point on the west right of way line of Interstate 85, said point being South 44 degrees 08 minutes 55 seconds East a distance of 314.30 feet from the previously described point; thence along a curve to the left in the west right of way line of Interstate 85, a chord bearing of South 25 degrees 24 minutes 09 seconds West a chord distance of 162.40 feet, an arc distance of 162.42 feet, and a radius of

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File ID: G057214 Issued 10-02-2007 ID: M-64297457 [97200] 10-02-2007/SABERRY

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File Number: G057214

PAGE 2 OF 3

3167.5 feet to a point; thence along a curve to the left in the west right of way line of Interstate 85 a chord bearing of South 20 degrees 31 minutes 08 seconds West, a chord distance of 377.30 feet, an arc distance of 377.52 feet and a radius of 3167.5 to a point; thence along the west right of way line of Interstate 85 South 18 degrees 43 minutes 27 seconds West, through a 2-1/2 inch g.i.p. at a distance of 1186.71 feet, a total distance of 2617.86 to a point marked by a 1/4 inch rebar set on the west right of way line of Interstate 85 said point also being North 29 degrees 14 minutes 17 seconds West a distance of 54.30 feet from a 2 inch pipe within the right of way of Interstate 85; thence North 28 degrees 14 minutes 17 seconds West a distance of 526.63 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 59 degrees 12 minutes 52 seconds West through a point marked by a 1/4 inch rebar set on the east right of way line of the Southern Railroad right of way at a distance of 1936.26 feet, a total distance of 1993.13 feet to a point marked by a stone; thence North 32 degrees 09 minutes 28 seconds East a distance of 2162.57 feet to a point; thence North 45 degrees 10 minutes 35 seconds East a distance of 463.00 feet to a point; thence North 52 degrees 10 minutes 25 seconds West a distance of 19.50 feet to a point; thence North 42 degrees 42 minutes 38 seconds East a distance of 100.36 feet to a point marked by a 1/4 inch rebar found which is the POINT OF BEGINNING.

Less and except the parcel of land containing 0.29 acre, more or less, belonging to Yadkin United Methodist Church which is more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1638.84 feet to a point marked by a 1/4 inch rebar on the northwest right of way line of U.S. Hwy. 29; thence North 18 degrees 25 minutes 02 seconds East a distance of 694.79 feet to a point marked by a 2-1/2 inch g.i.p. said point being the POINT OF BEGINNING for this parcel; thence North 79 degrees 00 minutes 52 seconds West a distance of 170.01 feet to a point marked by a 2-1/2 inch g.i.p.; thence North 10 degrees 39 minutes 51 seconds East a distance of 75.00 feet to a point; thence South 79 degrees 00 minutes 52 seconds East a distance of 170.01 feet to a point; thence South 10 degrees 39 minutes 51 seconds West a distance of 75.00 feet to a point, said point being the POINT OF BEGINNING.

Also, less and except the parcel of land containing 1.79 acres, more or less, belonging to Southern Railroad which is more particularly described as follows:

Beginning at the N.C.G.S. Monument "Sign" having NAD 83 coordinates N: 718,945.20 and E: 1,586,373.38, said point being the POINT OF COMMENCEMENT; thence North 58 degrees 37 minutes 19 seconds West a distance of 1638.84 feet to a point marked by a 1/4 inch rebar on the northwest right of way line of U.S. Hwy 29; thence North 65 degrees 43 minutes 43 seconds East a distance of 1093.03 feet to a point marked by a 1/4 inch rebar set on the southeast right of way line of Southern Railroad, said point being the POINT OF BEGINNING; thence along the chord of a curve in the southeast right of way of Southern Railroad South 50 degrees 19 minutes 37 seconds West, passing through a 1/4 inch rebar set at 115.31 feet, a total distance of 1433.61 feet to a point on the southeast right of way line of Southern Railroad; thence along a curve to the right in the southeast right of way line of Southern Railroad an arc distance of 1445.91 feet to a point marked by a 1/4 inch rebar set, said curve having a chord bearing of North 50 degrees 19 minutes 37 seconds East, a chord distance of 1433.61 feet, and a radius of 3194.98 feet, said point being the POINT OF BEGINNING.

Less and except the parcel of land containing 2.807 acres, more or less, belonging to Aurora Motorsports and being more particularly described as follows:

Beginning at a 1/4 inch rebar found on the northwest side of U.S. Highway 29, said point being North 58 degrees 37 minutes 20 seconds West a distance of 1638.95 feet from NC Grid Monument "Sign"; thence North 47 degrees 15 minutes 25 seconds West a distance of 261.27

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File ID G057214 Issued 10-02-2007 ID: M-64297457 [97200] 10-02-2007/SABERRY

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Rider

File Number: G057214

PAGE 3 OF 3

feet to a point marked by a ½ inch rebar on the east right of way line of Hunter Street, thence along a curve to the left in the east right of way line of Hunter Street, an arc length of 54.25 feet to a point, said curve having a radius of 242.10 feet, a chord bearing of North 16 degrees 37 minutes 59 seconds East and a chord distance of 54.14 feet; thence continuing along the east right of way line of Hunter Street North 10 degrees 12 minutes 49 seconds East a distance of 131.70 feet to a point; thence continuing along a curve to the left in the east right of way line of Hunter Street an arc distance of 135.94 feet, said curve having a radius of 305.52 feet, a chord bearing of North 02 degrees 34 minutes 31 seconds West and a chord distance of 134.82 feet, thence continuing along the east right of way line of Hunter Street North 15 degrees 21 minutes 51 seconds West a distance of 29.49 feet to a point which marks the intersection of the east right of way line of Hunter Street and the south right of way line of Piedmont Avenue, thence along the south right of way line of Piedmont Avenue South 79 degrees 01 minutes 05 seconds East a distance of 332.74 feet to a point marked by a 2 inch pipe which is also the intersection of the south right of way line of Piedmont Avenue and the west right of way line of NC Finishing Lane; thence along the west right of way line of NC Finishing Lane; thence along the west right of way line of NC Finishing Lane South 10 degrees 41 minutes 24 seconds West a distance of 363.34 feet to a point on the north side of US Hwy 29; thence along the north side of US Hwy 29 South 42 degrees 18 minutes 40 seconds West a distance of 137.21 feet to a point marked by a ½ inch rebar, said point being the Point of Beginning

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File ID **G057214** Issued 10-02-2007 ID: M-64297457 [97200] 10-02-2007/SABERRY

United General Title Insurance Company

Loan Policy

Schedule B - I

This policy does not insure against loss or damage by reason of the following:

1. Taxes for the year 2008 and subsequent years, not yet due and payable.
2. Easement(s) to Southern Bell Telephone and Telegraph Company recorded in Book 252, Page 613 and Book 260, Page 97, aforesaid county registry.
3. Easement(s) to Duke Power Company recorded in Book 380, Page 459, aforesaid county registry.
4. Easement from Fieldcrest Mills, Inc. to Aluminum Company of America recorded in Book 533, Page 59, aforesaid county registry.
5. Lease to Southern Power Company recorded in Book 181, Page 302, aforesaid county registry.
6. Right of way Deed to Duke Power Company recorded in Book 415, Page 470, aforesaid county registry.
7. Easement(s) to State Highway Commission recorded in Book 349, Page 155, aforesaid county registry.
8. Right of Way Agreement to Duke Power Company recorded in Book 555, Page 384, aforesaid county registry.
9. Settlement Agreement between Rowan County, North Carolina and North Carolina Warehouse, LLC recorded in Book 920, Page 320, aforesaid county registry.

THE FOLLOWING AFFECTS EASEMENT TRACT 1:

10. Terms and Conditions of Appurtenant easement granted by Yadkin, Inc. to Fieldcrest Mills, Inc. recorded in Book 568, Page 889, aforesaid county registry.
11. Terms and conditions of instruments containing rights, agreements and reservations recorded in Book 191, Page 563; Book 486, Page 226; Book 551, Page 227; Book 448, Page 510; Book 427, Pages 230 & 233; and Book 199, Page 6, aforesaid county registry.
12. Agreement between Aluminum Company of America and Piedmont Natural Gas Company, Inc. for a right of way and easement recorded in Book 543, Page 383, aforesaid county registry.

ALTA Loan Policy (10-17-92)

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United General Title Insurance Company

Loan Policy

Schedule B - I (Continued)

13. Agreement between Aluminum Company of America and the Rowan County Board of Education for a right of way and easement for a sanitary sewer line recorded in Book 560, Page 190, aforesaid county registry.
14. Right of Way Deed to Duke Power Company recorded in Book 561, Page 159, aforesaid county registry.
15. Easement(s) to The Department of Transportation recorded in Book 594, Page 472, aforesaid county registry.
16. Right(s) of way of U.S. Highway 29, First Street, Rowan Avenue, Piedmont Avenue and Hunter Street
17. Right(s) of way of Southern Railroad.
18. Sixty-eight (68) foot power easement in favor of Duke Power Company located on the insured land as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
19. Portion of property lies within the 100 year flood plain located on the insured land as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
20. Rights of others in and to the Industrial Wastewater outfall line easement recorded in Book 568, Page 889, as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
21. Substation Lot Lease recorded in Book 181, Page 302 located on the insured land as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
22. Rights of others in and to the 20 foot raw water pipe line easement recorded in Book 533, Page 59 as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
23. Processed water reservoir located on the insured land as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
24. Rights of others in and to the Yadkin pump station easement and original pump station easement as shown on survey by John M. Story, Professional Land Surveyor, dated October 28, 2005.
25. The Company does not insure riparian rights or title to that

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United General Title Insurance Company

Loan Policy

Schedule B - II

In addition to the matters set forth in Schedule B - Part I, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured Deed(s) of Trust upon the estate or interest:

1. Deed of Trust in favor of David C. Lourie, recorded in Book 1024, Page 258 and securing the sum of \$68,308.23, aforesaid county registry.
2. Deed of Trust in favor of Aaron D. Stevenson, recorded in Book 1064, Page 726 and securing the sum of \$119,000.00, aforesaid county registry.
3. Deed of Trust in favor of Kubilins Transportation Group, Inc., recorded in Book 1072, Page 827 and securing the sum of \$28,990.00, aforesaid county registry.
4. Deed of Trust in favor of Richard J. LoBianco and Deborah L. LoBianco, recorded in Book 1090, Page 482 and securing the sum of \$35,000.00, aforesaid county registry.
5. Deed of Trust in favor of Ellen A. McGuire, recorded in Book 1101, Page 47 and securing the sum of \$490,000.00, aforesaid county registry.
6. Assignment of Agreements, Deposits, Fees, Assignable Licenses and Permits recorded in Book 1103, Page 477, aforesaid county registry.
7. UCC Financing Statement in favor of NC High Rock Mortgage Lender, LLC, as Secured Party recorded in Book 1103, Page 478, aforesaid county registry.

Authorized Signature: 

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