

**SURVEYOR'S NOTES**

- The bearing of S 71°03'36" W, (Labeled as Basis of Bearings) on the northern right-of-way of East Main Street was used as Basis of Bearings for this survey and is the same bearing shown in deed recorded in the Lincoln County Register of Deeds Office in Deed Book 1048, page 283.
- Access to the public right-of-way of East Main Street, East Sycamore Street and North Flint Street.
- There are 49 regular parking spaces and 3 handicapped parking spaces for a total of 52 parking spaces on the subject property.
- This property is designated by Lincoln County as Tax Map # 363305632.
- On the date of the field survey there was no observable evidence of earth moving work, building construction, or building additions within recent months.
- Surveyor is unaware of any changes in street right-of-way lines, either completed or proposed.
- On the date of the field survey there was not observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- No above-ground evidence observed to indicate the existence of cemeteries or burial grounds located on the property.
- On the date of survey there was no observable evidence of recent street or sidewalk construction or repairs.
- Posted address of # 701 was observed by surveyor on the date of field survey.
- Nothing in this survey is intended to express an opinion regarding ownership or title.
- Survey is certified for this transaction only.
- This survey is being provided solely for the use of the current parties and that no license has been created, expressed or implied, to copy the survey except as is necessary in conjunction with the original transaction.
- Based on visual inspection, the property surface runoff appears to drain to public street right-of-ways.

**LEGAL DESCRIPTION**

Beginning at a point located N 02°59'18" E 49.30' from the center of a sanitary sewer manhole located in the centerline intersection of E. Main St. and N. Flint St., being the point and place of beginning; running thence with the easterly margin of N. Flint St. N 20°30'00" W 204.57' to a point on the southerly margin of E. Sycamore St.; then with the southerly margin of E. Sycamore St N 70°24'36" E 250.19' to a point; thence with the property of Nellis Music Center (Deed Book 503, Page 808) S 19°52'51" E 207.36' to a point on the northerly margin of E. Main St.; thence with the northerly margin of E. Main St. S 71°03'36" W 248.01' to the point and place of beginning. Said parcel containing 1.178 acres +/-.

Being the same parcel as described in Fidelity National Title Insurance Corporation, Commitment No. 07C78370-SO, bearing an effective date of February 1, 2007 at 8:00 am.

**SCHEDULE B-2 ITEMS**

This survey is based on Title Report prepared by Fidelity National Title Insurance Company, Commitment No. 07C78370-SO, bearing an effective date of February 1, 2007 at 8:00 AM.  
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

No Schedule B items to address

**CURRENT ZONING INFORMATION**

According to The Lincoln Planning Department, 114 W. Sycamore Street, Lincoln, NC, 28093, (704) 736-8930, the subject property is zoned "GB" General Business and is subject to the following conditions:

- Use:**  
Drug stores are permitted under the GB District.
- Bulk Restrictions:**  
Minimum lot width: 70'  
Building Setbacks:  
Front: 40'  
Side: 20'  
Rear: 20'
- Building Height: 50'**  
**Parking Requirements:**  
1 space for each 200 sq. ft. of gross floor area.

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the The Lincoln Planning Department and the applicable zoning codes.

**UTILITY INFORMATION**

The location of Utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

From observed above ground appearances only as shown hereon, gas, electric, storm sewer, sanitary sewer, telephone, and water lines and/or service is available for the subject property within the public right of way of East Main Street, East Sycamore Street and/or North Flint Street.

**REFERENCE PLAT**

Plat entitled "Physical Survey for The Stephens Company" by Ronnie Dedmon Surveyors, P.A., dated July 28, 1997. (Plat provided by client.)

**ENCROACHMENTS & PROJECTIONS**

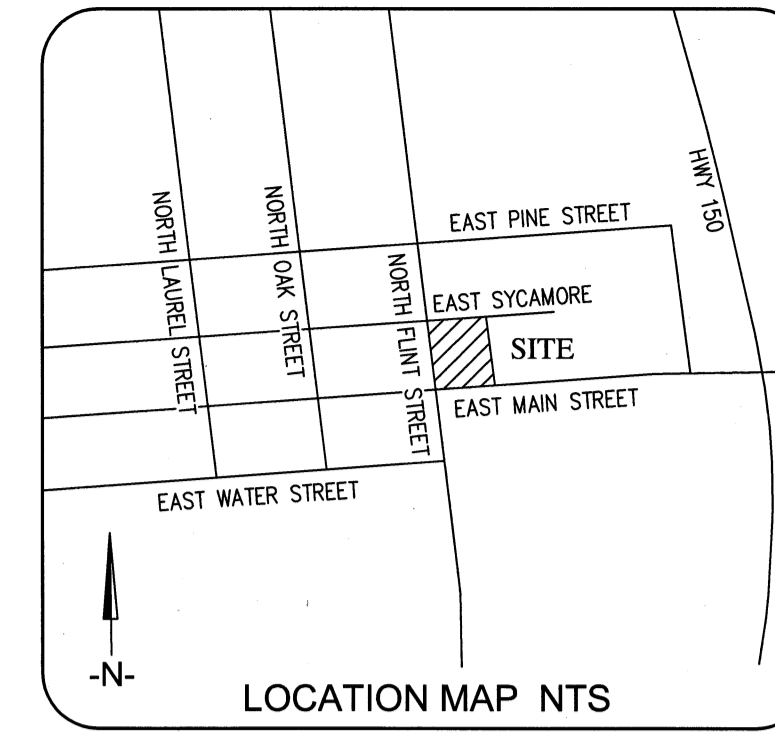
No above-ground encroachments or projections observed at time of survey.

**FLOOD NOTE**

By graphic plotting only, this property lies within Zone "C", defined as areas of minimal flooding, of the Flood Insurance Rate Map, Community Panel No. 3701470001B, which bears an effective date of 12-1-81, and does not lie within a Special Flood Hazard Area.

**LEGEND OF SYMBOLS**

- |                             |                          |
|-----------------------------|--------------------------|
| BL Building line            | VCP Vitrified clay pipe  |
| CL Centerline               | EM Electric meter        |
| CMP Corrugated metal pipe   | CB Catch basin           |
| CT Crimp top                | CI Curb inlet            |
| DE Drainage easement        | DI Drop inlet            |
| EP Edge of pavement         | ET Elec trans            |
| IP(O) Iron pin old          | FI Fire hydrant          |
| IP(N) Iron pin new          | GM Gas meter             |
| N&C Nail & cap              | GV Gas valve             |
| OT Open top                 | IP Iron pin              |
| RB Rebar                    | LP Light pole            |
| RCP Reinforced Conc Pipe    | MHBS Manhole (bellmouth) |
| R/W Right of Way            | MHSD Manhole (sd)        |
| SD Storm Drain              | MHSS Manhole (ss)        |
| SS Sanitary Sewer           | MHT Manhole telephone    |
| SSE Sanitary Sewer Easement | CO Clean out             |
| PP Power pole               | CTV cable tv             |
| TEL Telephone pedestal      | CF Chain link fence      |
| WM Water meter              | FOC Fiber optic cable    |
| WV Water valve              | GL Gas line              |
| OU Overhead utilities       | OHP Overhead power       |
| SD Storm drain              | OHT Overhead telephone   |
| SS Sanitary sewer           | UGT Underground tel      |
| UGP Underground power       | W Water line             |



**SURVEYOR'S CERTIFICATION**

Ashley Anna Family Limited Partnership, Series B, LLC, its successors and assigns, Cole EK Lincoln, NC, LLC, Fidelity National Title Insurance Company and Wachovia Bank, National Association, its successors and / or assigns:

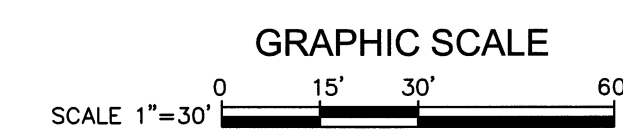
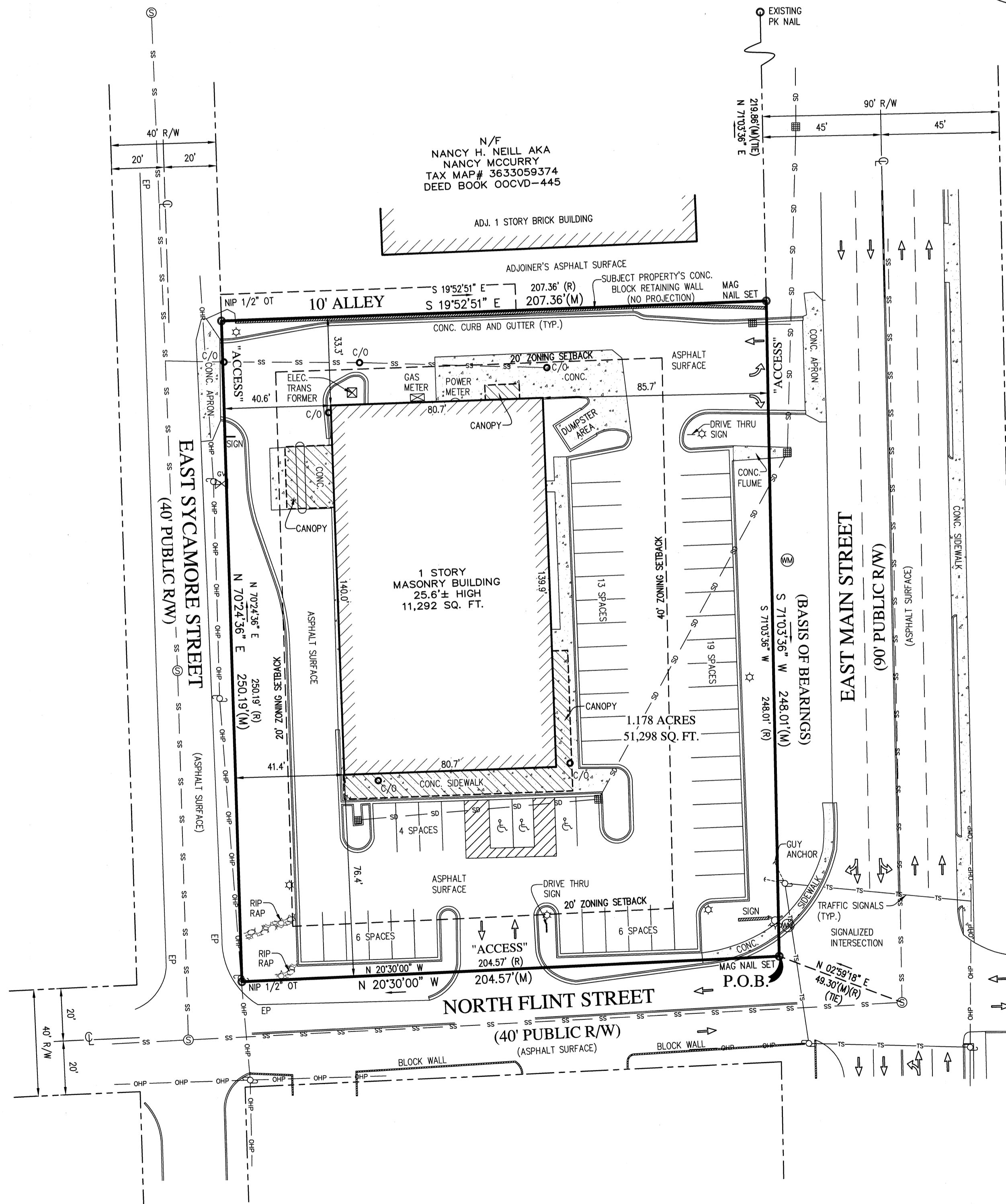
This is to certify that this map or plat of survey (this "Survey Map") of the real property ("Property") specifically described in Fidelity National Title Insurance Corporation Title Commitment No. 07C78370-SO, dated February 1, 2007 (the "Title Commitment"), (1) is based on a field survey made on February 21, 2007, by me or directly under my supervision in accordance with the most recently adopted Minimum Standard Detail Requirements and Classifications for ALTA/ACSM Land Title Surveys, Items 1, 2, 3, 4, 6, 7(a), 7(c), 8, 9, 10, 11(a), 13 and 14 of Table A thereof, pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM, and in effect on the date of this certification, the undersigned further certifies that the proper field procedures, instrumentation, and adequate survey personnel were employed in order to achieve results comparable to those outlined in the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys" (2) was prepared in accordance with and includes all items and information required by the document titled "Survey Requirements for Cole Capital Partners, LLC, an Arizona limited liability company" dated March 1, 2006, and (3) to the best of my professional knowledge, information and belief,  
(a) This Survey Map correctly represents the facts found at the time of the survey;  
(b) There are no discrepancies between the boundary lines of the Property as shown on this Survey Map and as described in the legal description presented in the Title Commitment;  
(c) The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within +/-0.1 foot;  
(d) The boundary lines of the Property are contiguous with the boundary lines of all adjoining streets, highways, rights of way and easements, public or private, as described in their most recent respective legal descriptions of record; and  
(e) Except as otherwise noted below, if the Property consists of two or more parcels, there are no gaps or gores between said parcels.

The undersigned understands and agrees that the parties to whom this certification is addressed will be relying upon this survey for accuracy with respect to the Property.

*R. Scott Barrett* 3/29/07  
R. Scott Barrett, PLS  
NC Registration No. L-4513



The property described and shown hereon is the same property described in Fidelity National Title Insurance Corporation, Commitment No. 07C78370-SO, bearing an effective date of February 1, 2007 at 8:00 am.



PREPARED BY:



"ALTA/ACSM LAND TITLE SURVEY"  
PREPARED FOR:



17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708  
Tel: (714)-979-7181 Fax: (714)-641-2840  
www.themattthewscompany.com

3/29/07	CLIENT COMMENTS	CB	RSB
3/6/07	CLIENT COMMENTS	CB	RSB
MARK	DATE	BY	APV'D

**COLE COMPANIES**

701 East Main Street  
Lincolnton, NC  
Lincoln County  
(Eckerd)

SCALE: 1" = 30'	CHKD./APV'D: RSB
DATE: 2/21/2007	APPROVED: RSB
DWN. BY: JDG	
CHKD. BY: RSB	J.N.: 30724