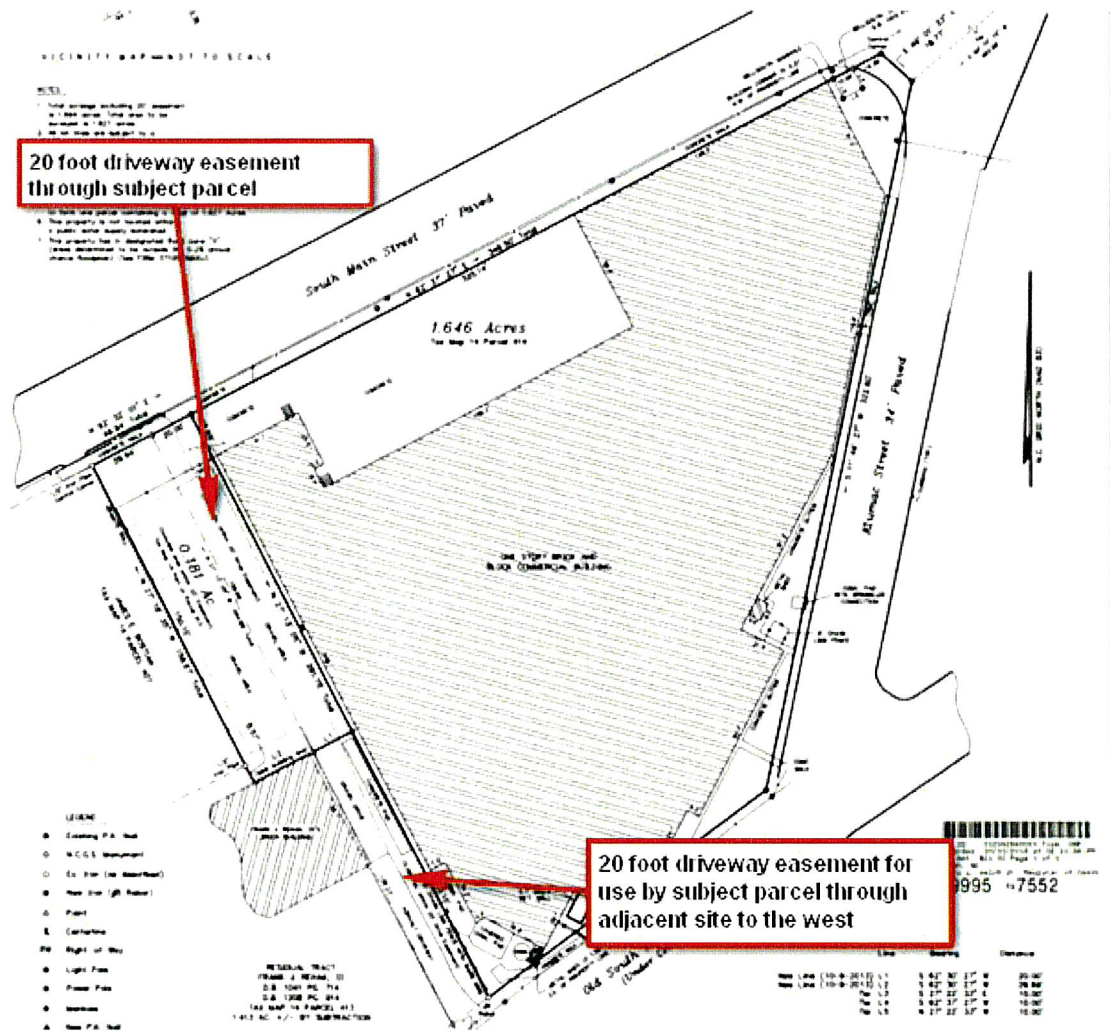


EASEMENTS/ENCROACHMENTS

Per a review of the Survey, there is a 20 foot driveway easement in the gravel parking area as shown in the image below for use by the neighboring parcel to the west. Conversely, the subject can be accessed from Old South Main Street through a 20 driveway easement through the adjacent parcel to the west. No adverse encroachments, easements or rights of way were noted in our inspection process, nor were any revealed in our review of the site and the Survey, other than standard right-of-way & utility easements. We make the assumption that there are no adverse conditions, based on our inspection. An image from the Survey is shown below. The Survey is dated October 10, 2013 and shows the 0.181-acre parcel located at the northwest portion of the site as a portion of tax parcel number 014 413. The 0.181-acre portion has since been combined into the parent parcel of 014 414 and now forms one 1.827-acre parcel:

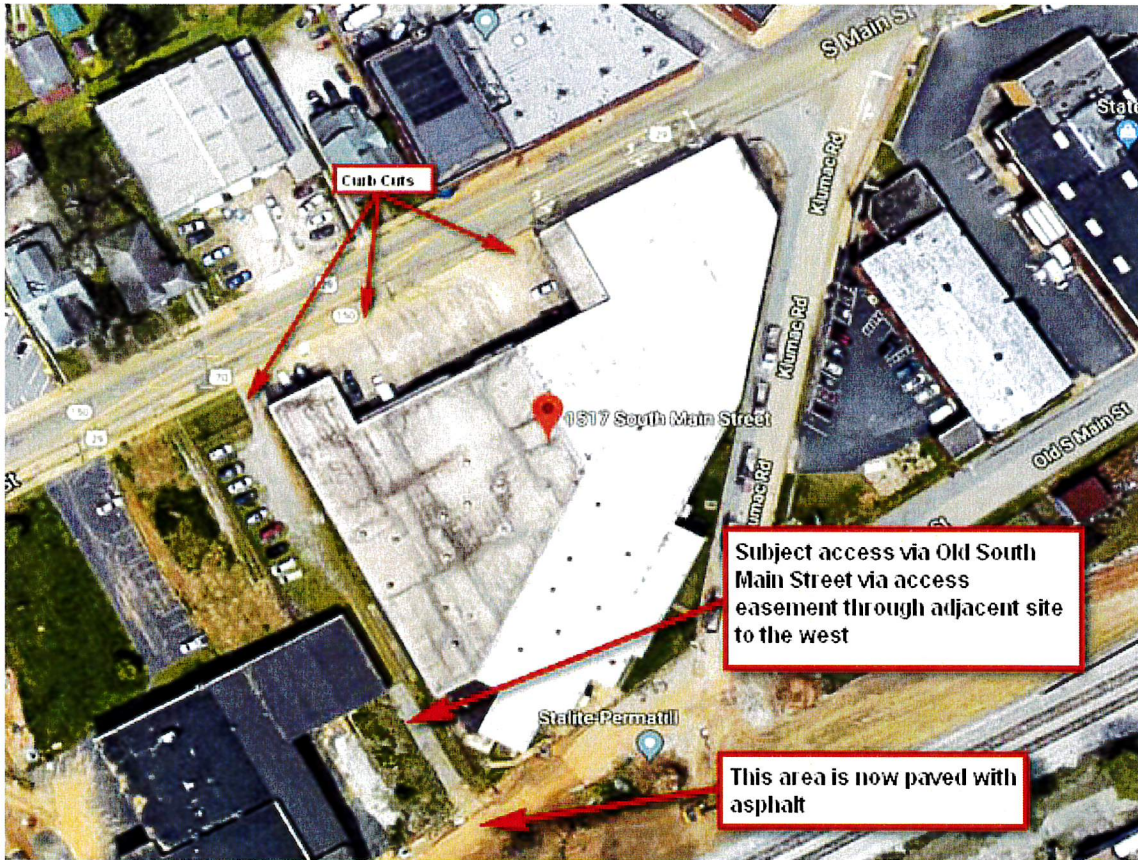


LEGAL CONSTRAINTS

The subject is located in the City of Salisbury and is subject to zoning provisions of Salisbury. The subject is zoned **CMX, CORRIDOR MIXED-USE**.

ACCESS / FRONTAGE

The subject has frontage and direct access via South Main Street. The subject has frontage but no access from Klumac Road. The subject has frontage and indirect access from Old South Main Street via the previously referenced driveway easement. Access/frontage is shown below. Please note the area of Old South Main Street south of the subject site has now been paved with asphalt but has not been updated in the aerial below taken from Google Maps:



UTILITIES

Basic utilities including electricity, natural gas, telephone, cable TV, municipal water and sewer are available to the subject site.