

Legend of Symbols and Abbreviations

- POB-Point of Beginning
- POC-Point of Commencement
- ⊙ -Manhole
- ⊕ -Drainage Inlet
- ⊕ -Fire Hydrant
- ⊕ -Security Light
- ⊕ -Power Pole
- ⊕ -Concrete Monument
- ⊕ -Found Iron Stake
- ⊕ -Water Meter
- ⊕ -Water Valve
- RW-Right-of-way
- x- -Fence line
- ⊕ -Centerline
- ⊕ -Power Box
- ⊕ -Handicap Space
- ⊕ -Telephone Pedestal
- ⊕ -Right-of-way Monument (D.O.T.)
- ⊕ -Default Node

Observed Address

210 Turnersburg Highway

Area

63140.1 Sqft±
1.449 Acres±

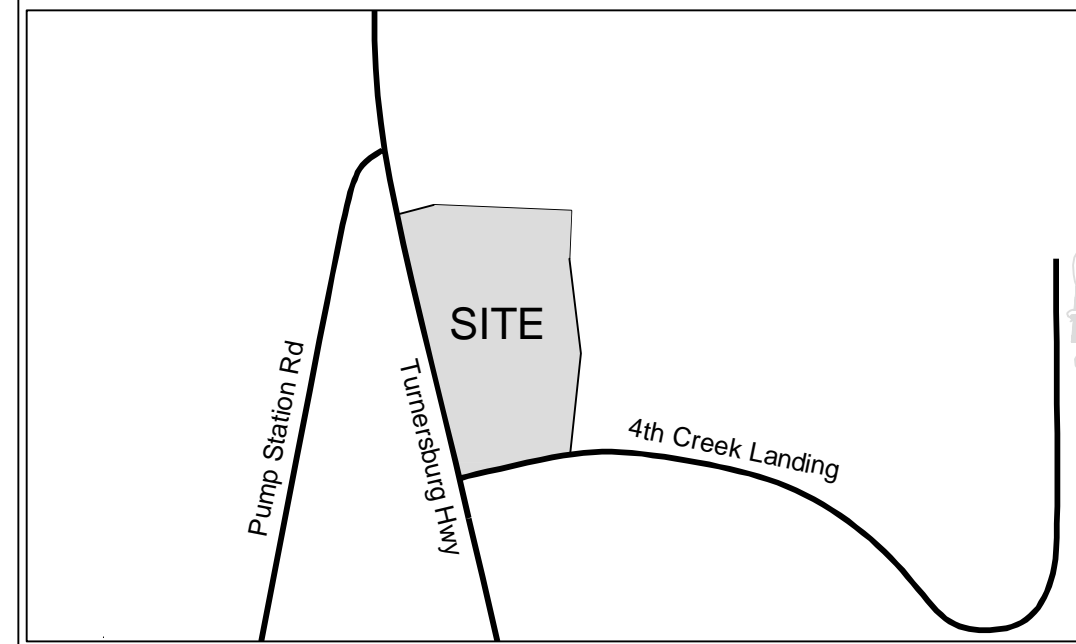
Parking

120 Standard Spaces
005 Handicap Spaces
125 Total Spaces

Zoning

Zone: B-4, Highway Business
Setbacks:
Front: 40'
Side: 10'
Rear: 20'
Height: 65'
Parking: 82 Required Spaces
B&C Zoning #7201700467:141 dated 05/02/17

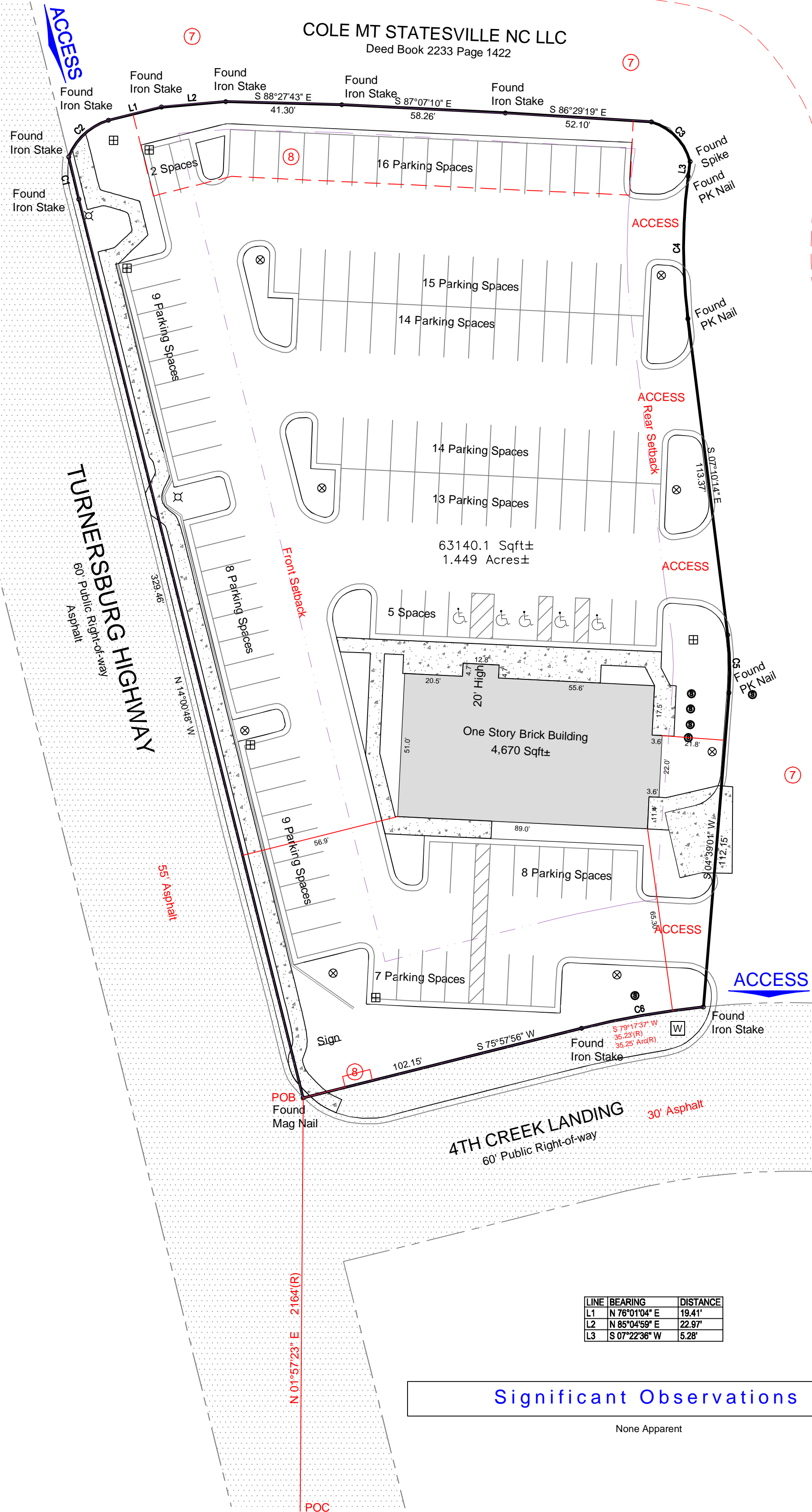
Vicinity Map - Not To Scale



Miscellaneous Notes

- MN1 All underground utilities shown were plotted from maps provided and actual above ground location. No underground investigation has been performed.
- MN2 No evidence of any recent earth moving work, building construction or building additions within the recent months.
- MN3 No apparent changes in the street right-of-way lines, either completed or proposed. No observed evidence of recent street or sidewalk construction.
- MN4 No evidence that any portion of the property is being used as a cemetery.
- MN5 From above ground appurtenances only as shown hereon, electric, gas, sanitary sewer and water lines and/or service is available to the subject property within a dedicated street or easement.
- MN6 Property has indirect access to Turnersburg Hwy & 4th Creek Landing Drive, dedicated public rights-of-way.
- MN7 No observed markings of any possible wetlands.
- MN8 The subject property has indirect access to 4th Creek Landing, a publicly dedicated right-of-way, via the beneficial easement(s) of record as Book 1206, Page 1563; as affected by Book 1628, Page 1118; and Book 2159, Page 1021.
- MN9 The subject property is contiguous with the easements established in the documents recorded in Book 1206, Page 1563; as affected by Book 1628, Page 1118; and Book 2159, Page 1021 in the Register's Office of Iredell County, along all common boundaries.

COLE MT STATESVILLE NC LLC
Deed Book 2233 Page 1422



LINE	BEARING	DISTANCE
L1	N 76°01'04" E	19.41'
L2	N 85°04'59" E	22.97'
L3	S 07°22'36" W	5.28'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.52'	1097.50'	0°48'37"	N 13°30'14" W	15.52'
C2	19.90'	22.00'	51°49'52"	N 47°29'29" E	19.23'
C3	20.61'	20.00'	59°02'25"	S 44°12'43" E	19.71'
C4	50.78'	200.00'	14°32'47"	S 00°06'33" W	50.64'
C5	20.63'	100.00'	11°49'25"	N 01°19'37" W	20.59'
C6	44.57'	308.86'	8°16'08"	S 80°02'57" W	44.54'

Significant Observations

None Apparent

Legal

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SCALE: 1" = 30'



Record Description:

Lying and being in Iredell County, North Carolina, and more particularly described as follows:
Being all of that parcel of land lying in Statesville Outside Township, City of Statesville, Iredell County, North Carolina, which is more particularly described as follows:
COMMENCING at NCGS Grid Monument "Johnston," having grid coordinates of N=754053.2818 feet and E=1443706.2036 feet, NAD 83, and a combined scale factor of 0.9998854; thence N 01° 57' 23" E, a distance of 2164.00 feet to an existing iron pipe lying on the northeasterly right-of-way of NC Highway 21 (a 60 foot wide public right-of-way), said pipe being a northeasterly boundary corner of that parcel of land as conveyed to Fourth Creek Landing Housing Partnership, recorded in Deed Book 720, Page 512, Iredell County, North Carolina Registry of Deeds, to the POINT OF BEGINNING;

thence following the northeasterly right-of-way of NC Highway 21 N 14° 00' 48" W, a distance of 329.46 feet to an existing iron pipe lying on the northeasterly right-of-way of NC Highway 21; thence following the northeasterly right-of-way of NC Highway 21 along a curve to the right, said curve having a radius of 1094.50 feet, an arc length of 15.52 feet, a chord bearing of N 13° 30' 14" W, and a chord length of 15.52 feet to an existing iron pipe lying on the northeasterly right-of-way of NC Highway 21; thence leaving the northeasterly right-of-way of NC Highway 21, and following a proposed boundary line along the following twelve (12) calls;

thence following a curve to the right, said curve having a radius of 22.00 feet, an arc length of 19.90 feet, a chord bearing of N 47° 29' 29" E, and a chord length of 19.23 feet to a point; thence N 76° 01' 04" E, a distance of 19.41 feet to an existing iron pipe; thence N 85° 04' 59" E, a distance of 22.97 feet to an existing iron pipe; thence S 88° 27' 43" E, a distance of 41.30 feet to an existing iron pipe; thence S 87° 07' 10" E, a distance of 58.26 feet to an existing iron pipe; thence S 86° 29' 19" E, a distance of 52.10 feet to an existing iron pipe; thence following a curve to the right, said curve having a radius of 20.00 feet, an arc length of 20.61 feet, a chord bearing of S 44° 12' 43" E, and a chord length of 19.71 feet; thence S 07° 22' 38" W, a distance of 5.28 feet to a point; thence following a curve to the left, said curve having a radius of 200.00 feet, an arc length of 50.78 feet, a chord bearing of S 00° 06' 33" W, and a chord length of 50.64 feet; thence S 07° 10' 14" E, a distance of 113.37 feet to a point; thence following a curve to the right, said curve having a radius of 100.00 feet, an arc length of 20.63 feet, a chord bearing of S 01° 15' 37" E, and a chord length of 20.59 feet; and thence S 04° 39' 01" W, a distance of 112.15 feet to a point lying on the northerly boundary line of the aforesaid Fourth Creek Landing Housing Partnership parcel; thence following the northerly boundary line of the aforesaid Fourth Creek Landing Housing Partnership parcel along the following three (3) calls;

thence following a curve to the left, said curve having a radius of 308.86 feet, an arc length of 8.78 feet, a chord bearing of S 83° 21' 55" W, and a chord length of 8.78 feet to an existing iron pipe; thence following a curve to the left, said curve having a radius of 308.86 feet, an arc length of 35.25 feet, a chord bearing of S 79° 17' 37" W, and a chord length of 35.23 feet to an existing iron pipe; and thence S 75° 57' 56" W, a distance of 102.15 feet to an existing iron pipe, to the POINT OF BEGINNING, containing 63.142 square feet, or 1.45 acres of land, more or less, and being a portion of that parcel of land as conveyed to Free Nancy Partnership, recorded in Deed Book 969, Page 1749, aforesaid records.

TOGETHER WITH these easements contained in that Reciprocal Easement and Operation Agreement executed by and between Free Nancy Partnership and Home Depot U.S.A., Inc., recorded in Book 1206, Page 1563, affected by that First Amendment to Reciprocal Easement and Operation Agreement, recorded in Book 1628, Page 1118 also affected by that Second Amendment to Reciprocal Easement and Operation Agreement, recorded in Book 2159, Page 1021, Iredell County Registry, North Carolina.

Being the same property as shown in Fidelity National Title Insurance Company commitment #17RAL268571 dated 11/20/17.

ITEMS CORRESPONDING TO SCHEDULE B-II

3. Declaration of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 1206, Page 1600, Iredell County Registry, North Carolina and any amendments and/or supplements thereto. **Blanket and general easements not plotted.**
4. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 129, Page 211; Book 223, Page 23; Book 223, Page 111; Book 602, Page 880; Book 298, Page 58; Book 157, Page 84; Book 664, Page 151; Book 781, Page 652; Book 469, Page 56 and in Book 717, Page 705, in the aforesaid Registry's Office. **Blanket and general easements not plotted.**
5. Easement(s) or right(s)-of-way in favor of Davie Electric Membership Corp. recorded in Book 237, Page 232 and in Book 237, Page 238, in the aforesaid Registry's Office. **Blanket and general easements not plotted.**
6. Intentionally deleted.
7. Reciprocal Easement and Operation Agreement executed by and between Free Nancy Partnership and Home Depot U.S.A., Inc., recorded in Book 1206, Page 1563, affected by that First Amendment to Reciprocal Easement and Operation Agreement, recorded in Book 1628, Page 1118 also affected by that Second Amendment to Reciprocal Easement and Operation Agreement, recorded in Book 2159, Page 1021, in the aforesaid Registry's Office. **Blanket and general easements not plotted. General location of access easement shown.**
8. Easement Agreement executed by and between Ruby Tuesday, Inc., and Free Nancy Partnership, recorded in Book 1497, Page 2792, in the aforesaid Registry's Office. **Parking easement burdens subject property shown. Sign easement shown.**

ALTA/NSPS LAND TITLE SURVEY

Ruby Tuesday II Portfolio Project

B&C Project No. 201704428, 167
4678 - Statesville
210 Turnersburg Highway, Statesville, NC

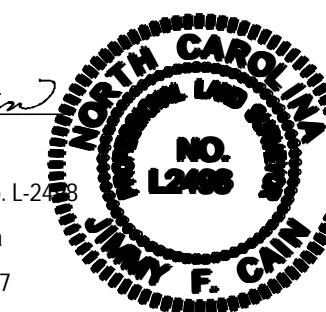
Based upon Title Commitment #17RAL268571
of Fidelity National Title Insurance Company
bearing an effective date of 11/20/17

Surveyor's Certification

To: OREOF 2017 Ruby LLC, CIBC Bank USA, and their respective successors and/or assigns, Limestone Ruby, LLC, a Florida limited liability company, Orion Buying Corp., a Florida corporation, CIBC Bank USA, Ruby Tuesday, Inc., Goldman Sachs Specialty Lending Group, L.P., as administrative agents and their respective subsidiaries and affiliates and their respective successors and assigns as their interests may appear, Fidelity National Title Insurance Company, and Bock and Clark Corporation.

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, 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17, 18, and 20 of Table A thereof. The field work was completed on 04/14/17.

Jimmy F. Cain
Jimmy F. Cain, PLS
Registered Land Surveyor No. L-2683
In the State of North Carolina
Date of Plat or Map: 04/14/17
Date of Last Revision: 12/15/17
Network Project No. 201704428-167



Jimmy F. Cain, PLS
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jimmy@cainsurveying.com

Project Revision Record

Date	Description	Date	Description
04/26/17	First Submission		
12/04/17	Comments		
12/15/17	Comments		
Field Work: JAC	Drafted: JAC	Checked By: JFC	FB & PG:

Flood Note

By graphic plotting only, this property is located in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 3710474500J, which bears an effective date of 03/18/08 and is not in a special flood hazard area. No field surveying was performed to determine this Zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Zone "X" denotes areas outside the 0.2% annual chance floodplain.

Bock & Clark National Coordinators
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