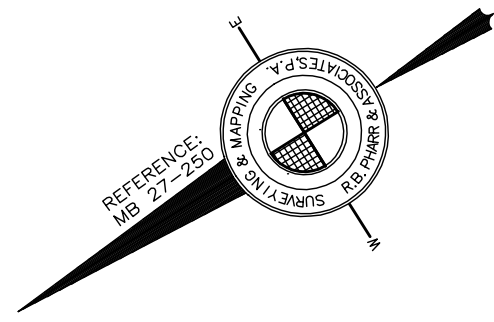


VICINITY MAP NOT DRAWN TO SCALE



**SPORTSWORLD ROCKY MOUNT LIMITED PARTNERSHIP**  
DB 10690-31

**TITLE COMMITMENT:**  
**STEWART TITLE GUARANTY COMPANY**

COMMITMENT NO: 05140194  
EFFECTIVE DATE: JULY 3, 2006  
SCHEDULE B - SECTION II - EXCEPTIONS

- EASEMENT(S) AND/OR RIGHT(S) OF WAY GRANTED TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY BY INSTRUMENT RECORDED IN BOOK 1393, PAGE 258, MECKLENBURG COUNTY REGISTRY MAY AFFECT SUBJECT PROPERTY BUT CANNOT BE SPECIFICALLY LOCATED.
- EASEMENT(S) AND/OR RIGHT(S) OF WAY GRANTED TO THE BOARD OF TRANSPORTATION BY INSTRUMENTS RECORDED IN BOOK 3969, PAGE 93 AND BOOK 3969, PAGE 95, MECKLENBURG COUNTY REGISTRY IS SHOWN HEREON.
- EASEMENTS, SETBACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 27, PAGE 250, MECKLENBURG COUNTY REGISTRY ARE SHOWN HEREON.
- EASEMENTS, RIGHTS AND OBLIGATIONS SET FORTH IN DEED RECORDED IN BOOK 8604, PAGE 976, MECKLENBURG COUNTY REGISTRY, AS MAY AFFECT THE SUBJECT PROPERTY IS SHOWN HEREON.
- TERMS AND PROVISIONS OF THE DEDICATION AND CROSS EASEMENT AGREEMENT RECORDED IN BOOK 9091, PAGE 768, MECKLENBURG COUNTY REGISTRY CONTAINS NO MATTERS THAT CAN BE SHOWN HEREON.
- EASEMENT(S) GRANTED TO THE CITY OF CHARLOTTE BY EASEMENT AGREEMENT RECORDED IN BOOK 18121, PAGE 731, MECKLENBURG COUNTY REGISTRY IS SHOWN HEREON.
- LEASE IN FAVOR OF FOOD LION, INC., AS TENANT, AS EVIDENCED BY THE MEMORANDUM OF LEASE RECORDED IN BOOK 8499, PAGE 738, MECKLENBURG COUNTY REGISTRY CONTAINS NO MATTERS THAT CAN BE SHOWN HEREON.

**LEGAL DESCRIPTION:**

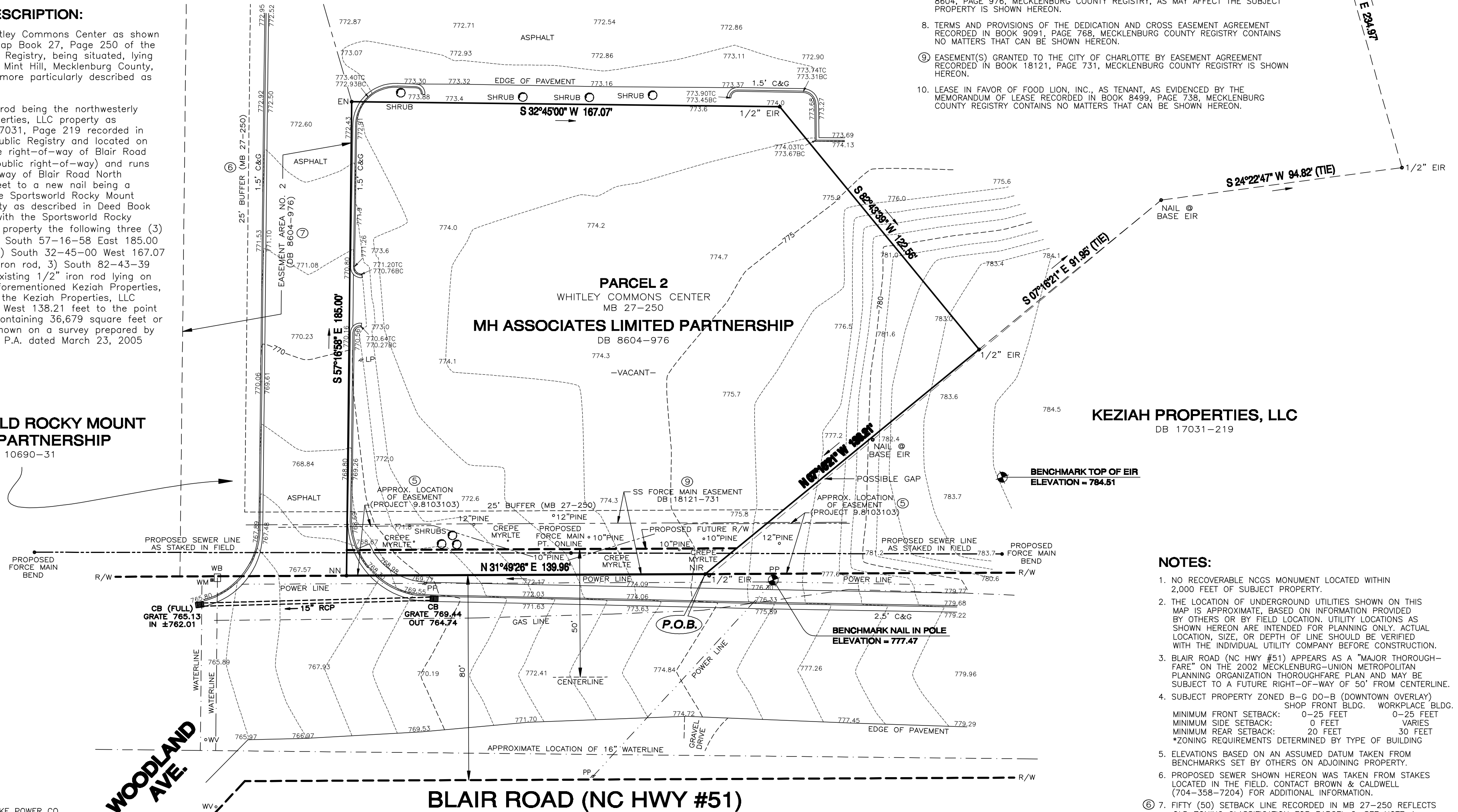
Being all of Parcel 2, Whitley Commons Center as shown on the plat recorded in Map Book 27, Page 250 of the Mecklenburg County Public Registry, being situated, lying and being in the Town of Mint Hill, Mecklenburg County, North Carolina and being more particularly described as follows:

BEGINNING at a new iron rod being the northwesterly corner of the Keziah Properties, LLC property as described in Deed Book 17031, Page 219 recorded in the Mecklenburg County Public Registry and located on the easterly margin of the right-of-way of Blair Road (N.C. Highway 51 - 80' public right-of-way) and runs thence with the right-of-way of Blair Road North 31-49-26 East 139.96 feet to a new nail being a northwesterly corner of the Sportsworld Rocky Mount Limited Partnership property as described in Deed Book 10690, Page 31; thence with the Sportsworld Rocky Mount Limited Partnership property the following three (3) courses and distances: 1) South 57-16-58 East 185.00 feet to an existing nail, 2) South 32-45-00 West 167.07 feet to an existing 1/2" iron rod, 3) South 82-43-39 West 122.56 feet to an existing 1/2" iron rod lying on the easterly line of the aforementioned Keziah Properties, LLC property; thence with the Keziah Properties, LLC property North 07-16-21 West 138.21 feet to the point and place of BEGINNING containing 36,679 square feet or 0.842 acres of land as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated March 23, 2005 (Map File IT-118).

**SPORTSWORLD ROCKY MOUNT LIMITED PARTNERSHIP**  
DB 10690-31

**PARCEL 2 WHITLEY COMMONS CENTER**  
MB 27-250  
**MH ASSOCIATES LIMITED PARTNERSHIP**  
DB 8604-976

**KEZIAH PROPERTIES, LLC**  
DB 17031-219



**NOTES:**

- NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINE SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
- BLAIR ROAD (NC HWY #51) APPEARS AS A "MAJOR THROUGHFARE" ON THE 2002 MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THROUGHFARE PLAN AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 50' FROM CENTERLINE.
- SUBJECT PROPERTY ZONED B-G DO-B (DOWNTOWN OVERLAY) SHOP FRONT BLDG. WORKPLACE BLDG.  
MINIMUM FRONT SETBACK: 0-25 FEET 0-25 FEET  
MINIMUM SIDE SETBACK: 0 FEET VARIES  
MINIMUM REAR SETBACK: 20 FEET 30 FEET  
\*ZONING REQUIREMENTS DETERMINED BY TYPE OF BUILDING
- ELEVATIONS BASED ON AN ASSUMED DATUM TAKEN FROM BENCHMARKS SET BY OTHERS ON ADJOINING PROPERTY.
- PROPOSED SEWER SHOWN HEREON WAS TAKEN FROM STAKES LOCATED IN THE FIELD. CONTACT BROWN & CALDWELL (704-358-7204) FOR ADDITIONAL INFORMATION.
- FIFTY (50) SETBACK LINE RECORDED IN MB 27-250 REFLECTS OLD ZONING CLASSIFICATION FOR PARCEL 2. SEE NOTE 4 FOR CURRENT ZONING REQUIREMENTS.

**TOTAL AREA: 36,679 SQ.FT. OR 0.842 ACRES**



**UTILITIES:**

- |   |  |
|---|--|
| POWER<br>1-800-357-3853                       | DUKE POWER CO.<br>HELP DESK  |
| TELEPHONE<br>(704) 357-6974<br>(704) 357-9580 | BELL SOUTH TELECOMMUNICATIONS<br>NEW CONNECTIONS (GLENN SUTTON)<br>EXISTING SERVICES (CAROLYN LANPHER) |
| WATER & SEWER<br>(704) 399-2221               | CHAR.-MECK. UTILITY DEPT. (CMUD)<br>CONTACT: CARL WILSON   |
| GAS<br>(704) 525-5585<br>(704) 525-5585       | PIEDMONT NATURAL GAS CO.<br>NEW CONNECTIONS (THERESA BOND)<br>EXISTING CONNECTIONS (MEG SCISM)         |
| CABLE TELEVISION<br>1-800-632-4949            |  |

**LEGEND:**

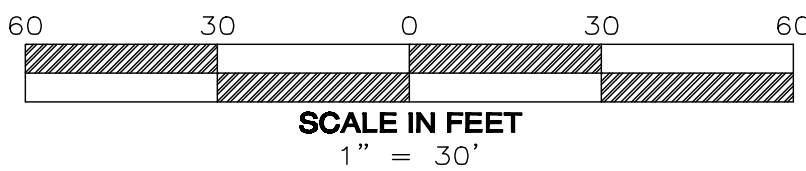
- NN - NEW NAIL
- EN - EXISTING NAIL
- EIR - EXISTING IRON ROD
- NIR - NEW IRON ROD
- PP - POWER POLE
- LP - LIGHT POLE
- TC - TOP OF CURB
- BC - BOTTOM OF CURB
- C&G - CURB & GUTTER
- CB - CATCH BASIN
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT-OF-WAY
- MB - MAP BOOK
- DB - DEED BOOK
- WM - WATER METER
- WV - WATER VALVE
- WB - WATER BOX
- FH - FIRE HYDRANT
- PT - POINT
- SS - SANITARY SEWER
- NCGS - NORTH CAROLINA GEODETIC SURVEY
- P.O.B. - POINT OF BEGINNING

**FLOOD CERTIFICATION**

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 4, 2004, COMM. PANEL NO: 370539 0211E.

THIS IS TO CERTIFY THAT ON THE 23RD DAY OF MARCH 20 05 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED \_\_\_\_\_



REVISIONS			TOPOGRAPHICAL SURVEY PREPARED FOR:	
7/10/06	- TO CORRECT ZONING & ADD TITLE COMMITMENT.		<b>NEW SOUTH PROPERTIES</b> 8118 BLAIR ROAD (NC HWY #51) TOWN OF MINT HILL, MECKLENBURG COUNTY, NC PARCEL 2, WHITLEY COMMONS CENTER MAP REFERENCE: MB 27-250 DEED REFERENCE: DB 8604-976 TAX PARCEL: 139-011-52	
7/12/06	- TO ADD LEGAL DESCRIPTION.			
2/11/08	- SETBACKS REFERENCE			
CREW: ND    DRAWN: AB    REVISED: AB			SCALE: 1" = 30'	DATE: 3/23/05
			FILE NO. IT-118	JOB NO. 72848

**R.B. PHARR & ASSOCIATES, P.A.**  
SURVEYING & MAPPING  
231 POST OFFICE DR., UNIT B-6  
INDIAN TRAIL, N.C. 28079 TEL. (704) 821-4029