LEGAL DESCRIPTION:

BEGINNING at a point in the center line of the right-of-way of North Carolina Highway No. 51 (a 60 foot right-of-way) at the point of intersection of said line with the center line of the right-of-way of Crestdale Road (a 60 foot right-of-way), and running thence from said point of BEGINNING with the center line of the right-of-way of Highway No. 51 **North 88°18'06" West** *a distance of 229.99 feet to a point in the centerline of the right-of-way for Highway No. 51; thence continuing with the center line of the right-of-way for Highway No. 51* **South 88°11'43" West** *a distance of 197.57 feet to a point; thence with the line of the Consolidated Brass property as described in deed recorded in Book 1767, Page 203, Mecklenburg County Public Registry,* **North 09°11'44" East** *(crossing a found concrete monument at 30.55 feet) a distance of 584.98 feet to an existing concrete monument, said point also being the southeast corner of the Conbraco Industries Inc. property as described in deed recorded in Book 10257, Page 882, Mecklenburg County Public Registry; thence with the line of the aforesaid Conbraco Industries Inc. property and continuing with the line of the Carlton Development LLC property as described in deed recorded in Book 19889, Page 806 Mecklenburg County Public Registry,* **North 09°13'17" East** *(crossing a found iron rod at 351.07 feet) a distance of 809.40 feet to a new iron rod in the line of TMV Partners In Matthews LLC as described in deed recorded in Book 14715, Page 183, Mecklenburg County Public Registry; thence with the line of the said TMV Partners In Matthews LLC property, and continuing with the line of the Bernd and Ulrike Schewzyk property as described in deed recorded in Book 10123, Page 52, Mecklenburg County Public Registry, and the Independence Pointe Office Condominium Phase 1 property, as described in deed recorded in Book 10123, Page 52, Mecklenburg County Public Registry* **North 86°47'37" East** *(crossing a found iron rod at 51.83 feet and at 479.38 feet) a distance of 581.05 feet to an existing iron rod, said point being the northwest corner of the Kantza LLC as described in deed recorded in Book 21967, Page 115, Mecklenburg County Public Registry; thence with the aforesaid Kantza LLC property, and continuing with the Valerie B. Fox property as described in deed recorded in Book 6539, Page 811 Mecklenburg County Public Registry, and the Blenheim Ltd Partnership property as described in deed recorded in Book 6536, Page 420 Mecklenburg County Public Registry* **South 14°56'07" West** *(crossing a found iron rod at 468.54 feet and a nail at 1427.91 feet) a distance of 1458.78 feet to the* **POINT AND PLACE OF BEGINNING**; *containing 695,642 square feet or 15.970 acres, more or less, and being the same property shown on survey made by R.B.Pharr & Associates, dated August 4, 2010.*

Together with the use of the rights and privileges described in that deed of easement executed by Independence Pointe Joint Venture and PCA International, Inc. which was dated October 13, 1989 and recorded in Book 6133, Page 503 on October 13, 1989 in the Mecklenburg County Public Registry.

REVIEW OFFICER'S CERTIFICATE

I, _____ REVIEW OFFICER OF THE TOWN OF MATTHEWS, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

REVIEW OFFICER _____ DATE _____

CERTIFIED TO BE TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN
BOOK 56 PAGE 319
DATE 4-23-14
J. DAVID GRANBERRY, REGISTER OF DEEDS
By: Leena A Stitt Deputy

DAVID GRANBERRY REGISTER OF DEEDS MECKLENBURG COUNTY, N.C.

Approved _____ for purposes of N.C.G.S. § 130A-310.35

Linda M. Culpepper, Deputy Director
Division of Waste Management
State of North Carolina
Wake County

April 17, 2014
Date

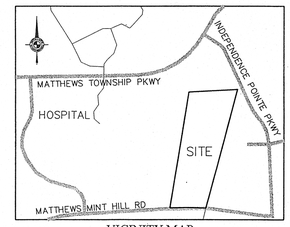
REVIEW OFFICER:

I, Kathi Ingram REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

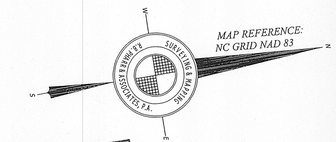
Kathi Ingram 4-21-14
REVIEW OFFICER DATE

NOTES:

1. *THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.*
2. *ALL CORNERS MONUMENTED AS SHOWN.*
3. *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.*
4. *BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.*
5. *MATTHEWS - MINT HILL ROAD IS SHOWN AS A "MINOR THOROUGHFARE" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 35' FROM CENTERLINE.*
6. *THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.*

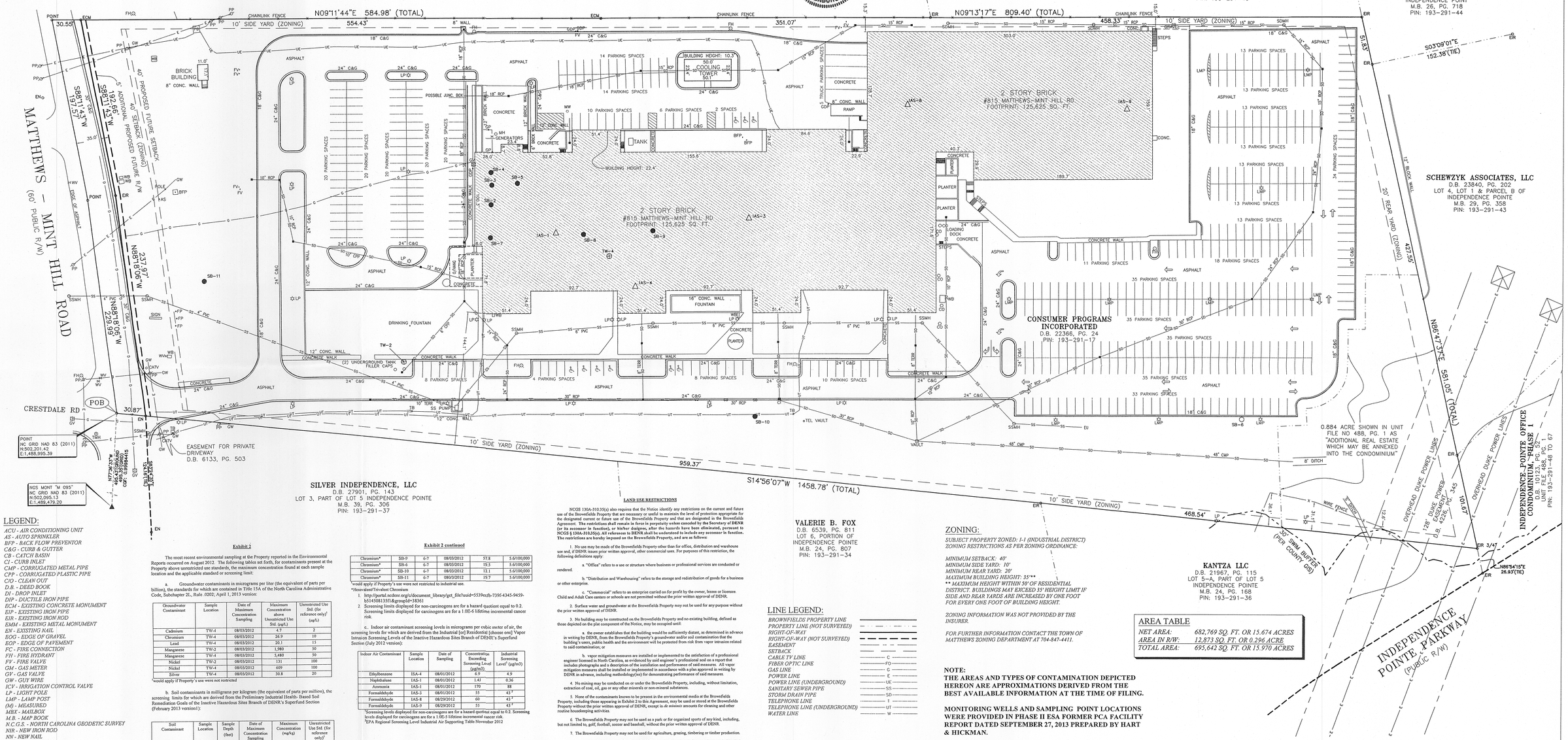


VICINITY MAP
NOT TO SCALE



FILED FOR REGISTRATION
APR 23 2014
AT 2:25 PM
MECKLENBURG INC.
REGISTER OF DEEDS

MAP BOOK 56 PAGE 319
2014042919



LEGEND:

ACU - AIR CONDITIONING UNIT
AS - AUTO SPRINKLER
BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CPP - CORRUGATED PLASTIC PIPE
C.O. - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
FC - FIRE CONNECTION
FH - FIRE HYDRANT
FV - FIRE VALVE
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
ICV - IRRIGATION CONTROL VALVE
LP - LIGHT POLE
LMP - LAMP POST
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
N.C.G.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHIANG - OVERHANG
(P) - PLATTED
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
POB - POINT OF BEGINNING
PP - POWER POLE
PG. - PAGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SDMH - STORM DRAIN MANHOLE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR. - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WV - WATER VALVE

Exhibit 2

The most recent environmental sampling at the Property reported in the Environmental Reports occurred on August 2012. The following tables set forth, for contaminants present at the Property above unrestricted use standards, the maximum concentration found at each sample location and the applicable standard or screening limit:

a. Groundwater contaminants in micrograms per liter (the equivalent of parts per billion), the standards for which are contained in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202; April 1, 2013 version:

Groundwater Contaminant	Sample Location	Date of Maximum Concentration Sampling	Maximum Concentration above Unrestricted Use Std. (µg/L)	Unrestricted Use Std. (for reference only)[1] (µg/L)
Cadmium	TW-4	08/03/2012	4.7	2
Chromium	TW-4	08/03/2012	26.9	10
Lead	TW-4	08/03/2012	20.1	15
Manganese	TW-2	08/03/2012	1,980	50
Manganese	TW-4	08/03/2012	3,480	50
Nickel	TW-2	08/03/2012	131	100
Nickel	TW-4	08/03/2012	609	100
Silver	TW-4	08/03/2012	30.8	20

[1]would apply if Property's use were not restricted

b. Soil contaminants in milligrams per kilogram (the equivalent of parts per million), the screening limits for which are derived from the Preliminary Industrial Health- Based Soil Remediation Goals of the Inactive Hazardous Sites Branch of DENR's Superfund Section (February 2013 version[1]):

Soil Contaminant	Sample Location	Sample Depth (feet)	Date of Maximum Concentration Sampling	Maximum Concentration (mg/kg)	Unrestricted Use Std. (for reference only)[1] (mg/kg)
Arsenic	SB-7	6-7	08/03/2012	1.9	1.6
Chromium*	SB-3	5-7	08/02/2012	20.2	5.6/100,000
Chromium*	SB-3	7-7	08/03/2012	23.8	5.6/100,000
Chromium*	SB-4	5-7	08/02/2012	16.5	5.6/100,000
Chromium*	SB-5	8-10	08/03/2012	10.4	5.6/100,000
Chromium*	SB-7	6-7	08/03/2012	13	5.6/100,000
Chromium*	SB-8	9-10	08/03/2012	25.6	5.6/100,000

Exhibit 2 continued

Chromium*	SB-9	6-7	08/03/2012	57.8	5.6/100,000
Chromium*	SB-6	6-7	08/03/2012	19.5	5.6/100,000
Chromium*	SB-10	6-7	08/03/2012	13.1	5.6/100,000
Chromium*	SB-11	6-7	08/3/2012	19.7	5.6/100,000

*would apply if Property's use were not restricted to industrial use.

*Hexavalent/Trivalent Chromium

1. http://portal.ncdenr.org/c/document_library/get_file?uuid=5539ecfb-739f-4345-9459-b514508135f1&groupId=38361
2. Screening limits displayed for non-carcinogens are for a hazard quotient equal to 0.2. Screening limits displayed for carcinogens are for a 1.0E-6 lifetime incremental cancer risk.

c. Indoor air contaminant screening levels in micrograms per cubic meter of air, the screening levels for which are derived from the Industrial [or] Residential [choose one] Vapor Intrusion Screening Levels of the Inactive Hazardous Sites Branch of DENR's Superfund Section (July 2012 version):

Indoor Air Contaminant	Sample Location	Date of Sampling	Concentration Exceeding Screening Level (µg/m3)	Industrial Screening Level[2] (µg/m3)
Ethylbenzene	ISA-4	08/01/2012	6.9	4.9
Naphthalene	IAS-1	08/01/2012	1.41	0.36
Ammonia	IAS-1	08/01/2012	170	88
Formaldehyde	IAS-3	08/01/2012	55	43 *
Formaldehyde	IAS-8	08/29/2012	60	43 *
Formaldehyde	IAS-9	08/29/2012	53	43 *

[1]Screening levels displayed for non-carcinogens are for a hazard quotient equal to 0.2. Screening levels displayed for carcinogens are for a 1.0E-5 lifetime incremental cancer risk.
[2]EPA Regional Screening Level Industrial Air Supporting Table November 2012

LAND USE RESTRICTIONS

NCGS 130A-310.35(a) also requires that the Notice identify any restrictions on the current and future use of the Brownfields Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Brownfields Property and that are designated in the Brownfields Agreement. **The restrictions shall remain in force in perpetuity unless canceled by the Secretary of DENR (or its successor in function), or his/her designee, after the hazards have been eliminated, pursuant to NCGS § 130A-310.35(c). All references to DENR shall be understood to include any successor in function. The restrictions are hereby imposed on the Brownfields Property, and are as follows:**

1. No use may be made of the Brownfields Property other than for office, distribution and warehouse use and, if DENR issues prior written approval, other commercial uses. For purposes of this restriction, the following definitions apply:

a. "Office" refers to a use or structure where business or professional services are conducted or rendered.

b. "Distribution and Warehousing" refers to the storage and redistribution of goods for a business or other enterprise.

c. "Commercial" refers to an enterprise carried on for profit by the owner, lessee or licencee. Child and Adult Care centers or schools are not permitted without the prior written approval of DENR.

2. Surface water and groundwater at the Brownfields Property may not be used for any purpose without the prior written approval of DENR.

3. No building may be constructed on the Brownfields Property and no existing building, defined as those depicted on the plat component of the Notice, may be occupied until:

a. the owner establishes that the building would be sufficiently distant, as determined in advance in writing by DENR, from the Brownfields Property's groundwater and/or soil contamination that the building's users, public health and the environment will be protected from risk from vapor intrusion related to said contamination; or

b. vapor mitigation measures are installed or implemented to the satisfaction of a professional engineer licensed in North Carolina, as evidenced by said engineer's professional seal on a report that includes photographs and a description of the installation and performance of said measures. All vapor mitigation measures shall be installed or implemented in accordance with a plan approved in writing by DENR in advance, including methodology(ies) for demonstrating performance of said measures.

4. No mining may be conducted on or under the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances.

5. None of the contaminants known to be present in the environmental media at the Brownfields Property, including those appearing in Exhibit 2 to this Agreement, may be used or stored at the Brownfields Property without the prior written approval of DENR, except in *de minimis* amounts for cleaning and other routine housekeeping activities.

6. The Brownfields Property may not be used as a park or for organized sports of any kind, including, but not limited to, golf, football, soccer and baseball, without the prior written approval of DENR.

7. The Brownfields Property may not be used for agriculture, grazing, timbering or timber production.

8. The owner of any portion of the Brownfields Property where any existing, or subsequently installed, DENR-approved monitoring well is damaged shall be responsible for repair of any such wells to DENR's written satisfaction and within a time period acceptable to DENR, unless compliance with this Land Use Restriction is waived in writing by DENR in advance.

9. Neither DENR, nor any party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit, order or agreement issued or entered into by DENR, may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation, which is to be conducted using reasonable efforts to minimize interference with authorized uses of the Brownfields Property.

10. During January of each year after the year in which this Notice is recorded, the owner of any part of the Brownfields Property as of January 1st of that year shall submit a notarized Land Use Restrictions Update ("LURU") to DENR, and to the chief public health and environmental officials of Mecklenburg County, certifying that, as of said January 1st, the Notice of Brownfields Property containing these land use restrictions remains recorded at the Mecklenburg County Register of Deeds office and that the land use restrictions are being complied with, and stating:

a. the name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the LURU if said owner acquired any part of the Brownfields Property during the previous calendar year; and

b. the transferee's name, mailing address, telephone and facsimile numbers, and contact person's e-mail address, if said owner transferred any part of the Brownfields Property during the previous calendar year.

c. whether any vapor barrier and/or mitigation systems installed pursuant to subparagraph 3 above are performing as designed, and whether the uses of the ground floors of any buildings containing such vapor barrier and/or mitigation systems have changed, and, if so, how.

ZONING:

SUBJECT PROPERTY ZONED: I-1 (INDUSTRIAL DISTRICT)
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:

MINIMUM SETBACK: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'
*MAXIMUM BUILDING HEIGHT: 35'***
*** MAXIMUM HEIGHT WITHIN 50' OF RESIDENTIAL DISTRICT. BUILDINGS MAY EXCEED 35' HEIGHT LIMIT IF SIDE AND REAR YARDS ARE INCREASED BY ONE FOOT FOR EVERY ONE FOOT OF BUILDING HEIGHT.*

ZONING INFORMATION WAS NOT PROVIDED BY THE INSURER.

FOR FURTHER INFORMATION CONTACT THE TOWN OF MATTHEWS ZONING DEPARTMENT AT 704-847-4411.

LINE LEGEND:

BROWNFIELDS PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETBACK
CABLE TV LINE — C —
FIBER OPTIC LINE — FO —
GAS LINE — G —
POWER LINE — E —
POWER LINE (UNDERGROUND) — UE —
SANITARY SEWER PIPE — SS —
STORM DRAIN PIPE — SD —
TELEPHONE LINE — T —
TELEPHONE LINE (UNDERGROUND) — UT —
WATER LINE — W —

LEGEND:

⊕ - *TEMPORARY MONITORING WELL*
○ - *BACKGROUND SOIL BORING*
△ - *SAMPLE COLLECTED 08/01/2012*
● - *SOIL BORING*

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 MARCH 2, 2009
COMMUNITY PANEL NO: 370310 4580 J (ZONE X)

AREA TABLE

NET AREA:	*682,769 SQ. FT. OR 15.674 ACRES*
AREA IN R/W:	*12,873 SQ. FT. OR 0.296 ACRE*
TOTAL AREA:	*695,642 SQ. FT. OR 15.970 ACRES*

NOTE:
THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.

MONITORING WELLS AND SAMPLING POINT LOCATIONS WERE PROVIDED IN PHASE II ESA FORMER PCA FACILITY REPORT DATED SEPTEMBER 27, 2013 PREPARED BY HART & HICKMAN.

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DB 27639, PG.720); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1: 10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 17th DAY OF SEPTEMBER, A.D., 2013.

THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH THAT THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY OR OTHER EXCEPTIONS TO THE DEFINITION OF A SUBDIVISION.

C. CLARK NEILSON, NCPLS (L-3212)

NORTH CAROLINA PROFESSIONAL SEAL L-3212 LAND SURVEYOR C. CLARK NEILSON

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISIONS
12-4-13 - ADDED GRID COORDINATES FOR CORNER.
12-11-13 - ADDRESSED COMMENTS.
01-07-14 - UPDATE LAND USE AND EXHIBIT 2.

EXHIBIT B
to the Notice of Brownfields Property
SURVEY PLAT

OWNER MATTHEWS PROPERTY 1, LLC
815 MATTHEWS MINT-HILL ROAD
TOWN OF MATTHEWS, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: 22366, PAGE 24
TAX PARCEL #: 193-291-17

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSURE NO. C-1471
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL. (704) 376-2186

CREW:	DRAWN:	REVISED:	SCALE:	DATE:	FILE NO. W-3495B
	JE	JE	1" = 50'	AUGUST 20, 2012	JOB NO. 80201