

LEGEND:

- C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CLF - CHAIN LINK FENCE
CNP - CONCRETE NAIL FOUND
CO - CLEAN OUT
CP - CALCULATED POINT
D.B. - DEED BOOK
DI - DROP INLET
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EV - EXISTING VALVE
EOP - EDGE OF PAVEMENT
FH - FIRE HYDRANT
FY - FIRE VALVE
GDP - GUARD POST
GM - GAS METER
GV - GAS VALVE
GW - GUY WIRE
LP - LIGHT POLE
M.B. - MAP BOOK
N.C.S. - NORTH CAROLINA GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PM - POWER METER
P.O.B. - POINT OF BEGINNING
PP - POWER POLE
PG - PACE
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
SSMH - SANITARY SEWER MANHOLE
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TU - TERMINUS UNKNOWN
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WF - WEATED VALVE

- LINE LEGEND:
PROPERTY LINE
PROPERTY LINE (NOT SURVEYED)
RIGHT-OF-WAY
RIGHT-OF-WAY (NOT SURVEYED)
EASEMENT
SETRACK
CABLE TV LINE
FIBER OPTIC LINE
GAS LINE
POWER LINE
POWER LINE (UNDERGROUND)
SANITARY SEWER PIPE
STORM DRAIN PIPE
TELEPHONE LINE
TELEPHONE LINE (UNDERGROUND)
WATER LINE
SIDEWALK EASEMENT
CHAIN LINK FENCE

UTILITIES:

- POWER: DUKE POWER ENERGY
TELEPHONE: BELL SOUTH TELECOMMUNICATIONS
WATER & SEWER: CHAR-MECK. UTILITY DEPT. (CMUD)
GAS: FIEDMONT NATURAL GAS CO.
CABLE TELEVISION: TIME WARNER CABLE



Know what's below. Call before you dig.

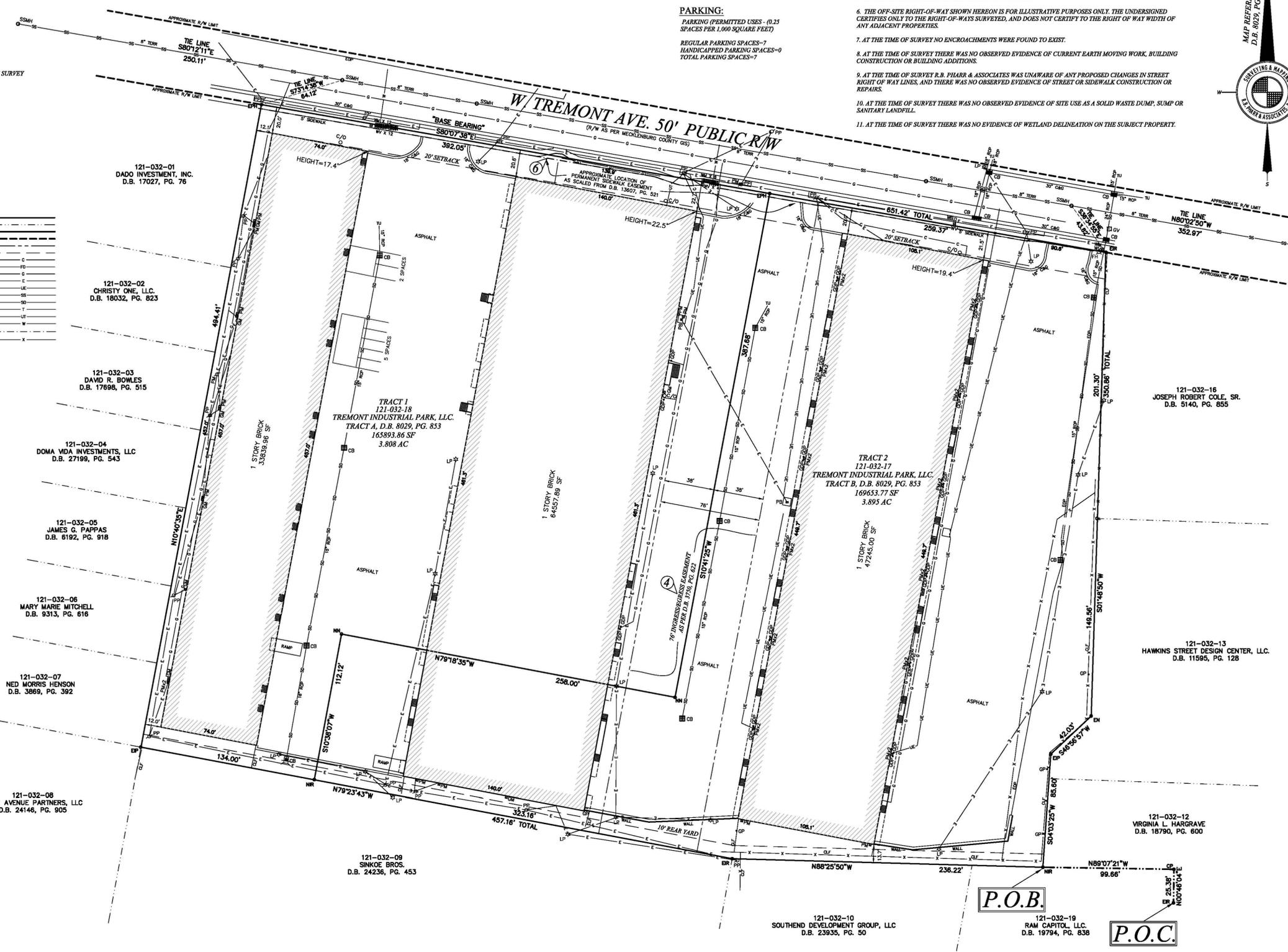
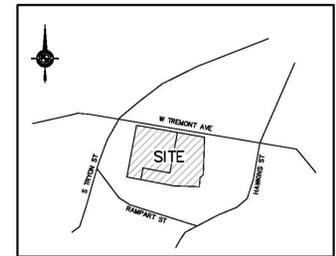
ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE: SUBJECT PROPERTY ZONED: I-2
MINIMUM SETBACK: 20 FT
MINIMUM SIDE YARD: 0 FT - 5 FT
MINIMUM REAR YARD: 10 FT
MAXIMUM BUILDING HEIGHT: 40 FT

PARKING:
PARKING (PERMITTED USES - (0.25 SPACES PER 1,000 SQUARE FEET)
REGULAR PARKING SPACES-7
HANDICAPPED PARKING SPACES-0
TOTAL PARKING SPACES-7

NOTES:

- 1. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NCGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. 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.
5. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
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.
7. AT THE TIME OF SURVEY NO ENCROACHMENTS WERE FOUND TO EXIST.
8. AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
9. AT THE TIME OF SURVEY R.B. PHARR & ASSOCIATES WAS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, AND THERE WAS NO OBSERVED EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. AT THE TIME OF SURVEY THERE WAS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF WETLAND DELINEATION ON THE SUBJECT PROPERTY.



AS SURVEYED PROPERTY DESCRIPTION:
THAT CERTAIN PARCEL OF LAND, SITUATED, LYING AND BEING IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A SOUTHWEST CORNER OF THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 1879, PAGE 606 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE APRESAID VIRGINIA L. HARGRAVE PROPERTY THE FOLLOWING 3 COURSES AND DISTANCES: 1) N 00°46'04" W A DISTANCE OF 23.38 FEET TO A CALCULATED POINT; 2) N 89°07'21" W A DISTANCE OF 99.66 FEET TO AN EXISTING IRON ROD SAID POINT BEING LOCATED ON A NORTHERLY LINE OF THE RAM CAPITOL, LLC. PROPERTY AS DESCRIBED IN DEED BOOK 19794, PAGE 838 OF THE MECKLENBURG COUNTY REGISTRY; WHICH IS THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING WITH THE APRESAID RAM CAPITOL, LLC. PROPERTY N 88°51'50" W A DISTANCE OF 236.22 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT A NORTHWEST CORNER OF THE SINKOE BROS PROPERTY AS DESCRIBED IN DEED BOOK 2426, PAGE 453 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE APRESAID SINKOE BROS PROPERTY N 79°23'43" W CROSSING A NEW IRON ROD AT A DISTANCE OF 323.16 FEET FOR A TOTAL DISTANCE OF 457.16 FEET TO AN EXISTING IRON PIPE, SAID POINT BEING LOCATED AT A SOUTHEAST CORNER OF THE NED M. HENSON PROPERTY AS DESCRIBED IN DEED BOOK 3869, PAGE 392 OF THE MECKLENBURG COUNTY REGISTRY; THENCE WITH THE APRESAID NED M. HENSON PROPERTY N 10°49'51" E A DISTANCE OF 494.41 FEET TO A PUNCH HOLE IN CONCRETE, SAID POINT BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE.; THENCE WITH THE SOUTHERN RIGHT-OF-WAY OF W. TREMONT AVE. S 89°07'38" E CROSSING A POINT HOLE IN CONCRETE AT A DISTANCE OF 80.85 FEET FOR A TOTAL DISTANCE OF 614.43 FEET TO AN EXISTING IRON ROD, SAID POINT BEING LOCATED AT THE NORTHWEST CORNER OF THE JOSEPH R. COLE SR. PROPERTY AS DESCRIBED IN DEED BOOK 5140, PAGE 855; THENCE WITH THE APRESAID JOSEPH R. COLE SR. PROPERTY, THE HAWKINS STREET DESIGN CENTER, LLC. PROPERTY AS DESCRIBED IN 11593, PAGE 138, AND THE VIRGINIA L. HARGRAVE PROPERTY AS DESCRIBED IN DEED BOOK 18794, PAGE 606 OF THE MECKLENBURG COUNTY REGISTRY THE FOLLOWING 3 COURSES AND DISTANCES: 1) S 01°48'50" W A DISTANCE OF 350.86 FEET TO AN EXISTING NAIL; 2) S 46°56'57" W A DISTANCE OF 40.63 FEET TO AN EXISTING IRON; 3) S 04°03'23" W A DISTANCE OF 85.80 FEET TO THE POINT OF BEGINNING, CONTAINING 333.546 SQUARE FEET OR 7.761 ACRES ± AS SHOWN ON A SURVEY BY R.B. PHARR & ASSOCIATES P.A. DATED JANUARY 21, 2014 (MAP FILE W-3468A).

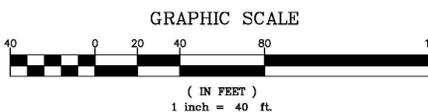
CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 13-3453
EFFECTIVE DATE: NOVEMBER 20, 2013
SCHEDULE B-II EXCEPTIONS:
4. DECLARATION OF EASEMENT RECORDED IN BOOK 3750, PAGE(S) 622, MECKLENBURG COUNTY REGISTRY, AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.
5. SPUR TRACT AGREEMENTS RECORDED IN BOOK 246, PAGE 626; BOOK 1828, PAGE(S) 593 AND BOOK 1848, PAGE 183, MECKLENBURG COUNTY REGISTRY, AFFECT ON SUBJECT PROPERTY CANNOT BE DETERMINED BASED ON DESCRIPTION PROVIDED, AT THE TIME OF SURVEY, NO SPUR TRACKS WERE FOUND TO EXIST ON THE SUBJECT PROPERTY.
6. PERMANENT SIDEWALK EASEMENT IN FAVOR OF THE CITY OF CHARLOTTE RECORDED IN BOOK 1867, PAGE 521 MECKLENBURG COUNTY REGISTRY, AFFECTS THE SUBJECT PROPERTY, PLOTTED AND SHOWN HEREON.

ALTA/ACSM CERTIFICATION:
TO: CCIP TREMONT, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; MOORE & VAN ALLEN PLLC; CAROLINA CAPITAL INVESTMENT PARTNERS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MEDIUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 21, 2014.

TOTAL AREA
121-032-17 = 3.895 AC
121-032-18 = 3.808 AC
TOTAL AREA = 7.7031

Table with columns: REVISIONS, ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: CAROLINA CAPITAL INVESTMENT PARTNERS, LLC, R.B. PHARR & ASSOCIATES, P.A., SURVEYING & MAPPING, DATE: JAN. 21, 2014, SCALE: 1"=40'



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
MAP NUMBER: 3710454300 J, ZONE X
THIS IS TO CERTIFY THAT ON THE 21st DAY OF JANUARY 2014, 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 38) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 30 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

