

## Utility Notes

**UN1** The location of Utilities shown hereon are from observed evidence of above ground appearances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

## Significant Observations

**A** Block Wall encroaches onto adjoiner by 1.8'

## Items Corresponding to Schedule B

- Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 8, Page 66, Applies and Affects, Nothing to Plot.
- General Permit to Southern Bell Telephone and Telegraph Company recorded in Book 449, page 241. Applies and affects, blanket in nature.
- Right of Way Easement to Southern Bell Telephone & Telegraph Company recorded in Book 1712, Page 1418 and Book 1712, Page 2270, Applies and affects, blanket in nature.
- Easements set forth in North Carolina Non-Warranty Deed recorded in Book 1769, Page 628 as affected by Dedication recorded in Book 1769, Page 625, Applies and affects as shown.
- Grant of Easement to the City of Winston-Salem recorded in Book 2493, page 1548. Applies and affects as to the right of way of Fourth Street.
- Resolution Ordering The Closing Of A Portion Of An Unnamed Alley Between Spring and Poplar Streets and Parallel to West Forth Street, Said Portion Running Westward 185 Feet From Poplar Street recorded in Book 1811, page 3368. Does not apply or affect.
- Notice of Residual Petroleum recorded in Book 2553, page 2734. Applies and affects, blanket in nature.

## Miscellaneous Notes

- MN1** No underground utilities are shown on this survey, only aboveground visible evidence of utilities are shown.
- MN2** Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
- MN3** This survey shows only dedications, restrictions, and easements contained in the above mentioned Title Commitment and provided to the surveyor. It is possible there are other recorded instruments, which may affect this property.
- MN4** Bearings and distances are record and measured unless otherwise noted.
- MN5** The survey shown hereon was not prepared from a balanced and adjusted traverse.
- MN6** All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on aboveground, visible evidence, unless another source of information is specifically referenced hereon.
- MN7** Property does have physical access to West Fifth Street, Poplar Street, Four and 1/2 Street, fourth Street, and Holly Street.
- MN8** There was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- MN9** Bearings based on Deed Book 720, page 373, Carteret County Records.
- MN10** Tax Parcel ID #'s 6835-07-8198, 6835-07-6822, 6835-06-6937 6835-06-7745, 6835-06-7613, 6835-06-7551, 6835-06-6439 & 6835-06-5438
- MN11** There were no observed evidence of the location of cemeteries or burial grounds.
- MN12** The address is from posted addresses.
- MN13** TOTAL PARKING:  
809 Regular Spaces  
14 Handicapped Space  
823 Total Spaces

## Zoning

The subject property is Zoned: CB W0, Central Business District, Winston Overlay and lies within "GMA-1, Growth Management Area 1.

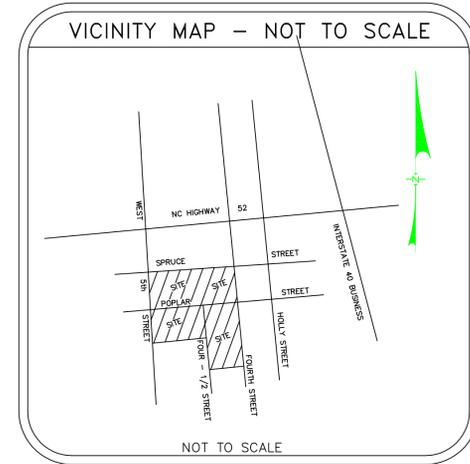
Setbacks: None  
Front: None  
Side: None  
Rear: None  
Height: None

Bulk Restrictions:  
Minimum None  
Minimum None

Parking Requirement: None

Zoning data obtained from Zoning Report Dated May 25, 2012 prepared by B&C Zoning, 800-787-8390.

**FLOOD NOTE:**  
By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map Community Panel No. 371058 3500 J which bears an effective date of January 09, 2009 and is not in a Special Flood Hazard Area. By a visit to the National Flood Insurance Program web-site on February 16, 2003 we have learned this community does currently participate in the program. 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. A Zone "X" represents areas determined to be outside the 0.2% annual chance floodplain.



## Record Description Continued

Lot No. 2: Parcel 2-B Tax Block 91, Lot 106B  
Begin at a point on the North right-of-way margin of West 4-1/2 Street, and the West Flare of Poplar street, said point being the True Point of Beginning; thence run South 83°40'32" West along the North right-of-way margin of West 4-1/2 street for a distance of 81.88 feet to a point; thence run North 05°16'18" West for a distance of 110.50 feet to a point; thence run North 83°40'32" East for a distance of 89.12 feet to a point on the West right-of-way margin of Poplar Street; thence run South 05°16'21" East along said right-of-way margin for a distance of 103.92 feet to a point; thence run South 41°52'40" West along right-of-way flare for a distance of 9.87 feet to a point and back to the True Point of Beginning.

Land containing 9822.56 sq. ft. and 0.23 acres.

All that tract or parcel of land containing 0.29 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Lot No. 2: Parcel 2-C Tax Block 91 Lot 103 Begin at a point on the South right-of-way margin of West 5th street and the Northwest corner of lot 104, said point being the True Point of Beginning; thence run South 05°16'18" East for a distance of 221.00 feet to a point on the North right-of-way margin of West 4-1/2 street; thence run South 83°40'32" West along said right-of-way margin for a distance of 57.75 feet to a point; thence run North 05°16'18" West for a distance of 221.00 feet to a point on the South right-of-way margin of West 5th street; thence run North 83°40'32" East along said right-of-way margin for a distance of 57.75 feet to a point and back to the True Point of Beginning.  
Land containing 12760.59 sq. ft. and 0.29 acres.

Lot No. 3 Tax Block 92, Lot 290  
All that tract or parcel of land containing 0.48 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at a point on the North right-of-way margin of West 4th street and the Southwest corner of lot 114, said point being the True Point of Beginning; thence run South 83°43'41" West along said right-of-way margin for a distance of 100.00 feet to a point; thence run North 05°17'00" West for a distance of 208.78 feet to a point on the South right-of-way margin of West 4-1/2 street; thence run North 83°40'32" East along said right-of-way margin for a distance of 100.00 feet to a point; thence run South 05°17'03" East for a distance of 208.93 feet to a point and back to the True Point of Beginning.  
Land containing 20882.33 sq. ft. and 0.48 acres.

Lot No. 4 Tax Block 92, Lots 114, 117, and 119  
All that tract or parcel of land containing 0.48 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at a point on the North right-of-way margin of West 4th street and the Southwest corner of lot 120, said point being the True Point of Beginning; thence run South 83°47'03" West along said right-of-way margin for a distance of 100.02 feet to a point; thence run North 05°17'03" West for a distance of 208.93 feet to a point on the South right-of-way margin of West 4-1/2 street; thence run North 83°40'32" East along said right-of-way margin for a distance of 100.02 feet to a point; thence run South 05°17'03" East for a distance of 209.12 feet to a point and back to the True Point of Beginning.  
Land containing 20903.23 sq. ft. and 0.48 acres.

Lot No. 11 - Tax Block 92, Lots 113B, 116B, 118, and 120  
All that tract or parcel of land containing 0.43 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at a point on the North right-of-way margin of West 4th street and the West right-of-way margin flare of Poplar street, said point being the true point of beginning; thence run South 83°14'43" West along the North right-of-way margin of West 4th street for a distance of 84.97 feet to a point; thence run North 05°17'03" West for a distance of 209.12 feet to a point on the South right-of-way margin of West 4-1/2 street; thence run North 83°40'32" East along said right-of-way margin for a distance of 81.52 feet to a point thence run South 53°52'42" East for a distance of 10.10 feet to a point on the West right-of-way margin of Poplar street; thence run South 05°16'18" East along said right-of-way margin for a distance of 198.18 feet to a point; thence run South 43°47'24" West for a distance of 5.43 feet to a point and back to the true point of beginning.  
Land containing 18561.77 sq. ft. and 0.43 acres.

Based on Chicago Title Insurance Company Commitment No. 14-22593CH bearing a date of December 5, 2014

AREA	
Tract 1 = 1.74 Acres±	75,744 Square Feet
Tract 2 = 0.76 Acres±	32,957 Square Feet
Tract 3 = 1.39 Acres±	60,667 Square Feet
Tract 4 = 0.37 Acres±	16,211 Square Feet
Tract 5 = 0.06 Acres±	2,498 Square Feet

COPYRIGHT 2013  
by Bock & Clark, Corp.  
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark, Corp.

## RECORD DESCRIPTION

Lot No. 1: Tax Block 82, Lot 10  
All that tract or parcel of land containing 1.74 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at an iron pin at the intersection of the South right-of-way margin of West 5th street and the West right-of-way margin of Spruce street, said point being the True Point of Beginning; thence run South 05°16'31" East along the West right-of-way margin of Spruce street for a distance of 285.45 feet to a point; thence run South 83°40'32" West for a distance of 100.00 feet to a point; thence run South 05°16'31" East for a distance of 186.67 feet to a point on the North right-of-way margin of West 4th street; thence run South 84°19'02" West along said right-of-way margin for a distance of 100.00 feet to a point on the East right-of-way margin of Poplar street; thence run North 05°16'18" West along said right-of-way margin for a distance of 470.99 feet to a point on the South right-of-way margin of West 5th street; thence run North 83°40'32" East along said right-of-way margin for a distance of 200.00 feet to a point and back to the True Point of Beginning.  
Land containing 75690.28 sq. ft. and 1.74 acres.

Lot No. 10 - Tax Block 82, Lot 111-A  
All that tract or parcel of land containing 0.06 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at a point on the West right-of-way margin of Spruce street, being South 285.45 feet South 05°16'31" East of the intersection of the South right-of-way margin of West 5th street and the West right-of-way margin of said Spruce street, said point being the true point of beginning; thence run South 05°16'31" East for a distance of 25.00 feet to a point; thence run South 83°40'32" West for a distance of 100.00 feet to a point; thence run North 05°16'31" West for a distance of 25.00 feet to a point; thence run North 83°40'32" East for a distance of 100.00 feet to a point and back to the True Point of Beginning.  
Land containing 2500.00 sq. ft. and 0.06 acres.

Lot No. 9 - Tax Block 82, Lot 11  
All that tract or parcel of land containing 0.37 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Begin at a point at the intersection of the North right-of-way margin of West 4th street and the West right-of-way margin of Spruce street, said point being the True Point of Beginning; thence run South 84°19'02" West along the North right-of-way margin of West 4th street for a distance of 100.00 feet to a point; thence run North 05°16'31" West for a distance of 161.67 feet to a point; thence run North 83°40'32" East for a distance of 100.00 feet to a point on the West right-of-way margin of Spruce street; thence run South 05°16'31" East along said right-of-way margin for a distance of 162.79 feet to a point and back to the True Point of Beginning.  
Land containing 16222.53 sq. ft. and 0.37 acres.

Save and Except that property conveyed to A. Cohn by deed recorded in deed Book 291, Page 306, Forsyth County registry and a 12-foot strip along the Southern lot line described in a judgement in favor of the city of Winston-Salem recorded in deed Book 299, Page 239, Forsyth County registry to widen West fourth street.  
Further save and except property reserved by the grantor of deed recorded in Book 283, at Page 259, Forsyth County registry.  
Save and Except that property conveyed to Frank P. Kinney and wife, Frances W. Kinney by deed recorded in deed Book 583, Page 97, Forsyth County registry.  
The property described and shown is the same property as described in Chicago Title Insurance Company commitment number 04-0017955, dated June 17, 2004.

All that tract or parcel of land containing 0.23 acres more or less situated, lying and being in Winston-Salem, Forsyth County, North Carolina, and being more particularly described as follows:  
Lot No. 2: Parcel 2-A Tax Block 91, Lots 104 and 105B  
Begin at a point on the South right-of-way margin of West 5th street and the West flare of Poplar street, said point being the true point of beginning; thence run South 38°32'47" East along the right-of-way flare for a distance of 3.88 feet to the West right-of-way margin of Poplar street; thence run South 05°16'15" East along said right-of-way margin for a distance of 107.22 feet to a point; thence run South 83°40'32" West for a distance of 89.12 feet to a point; thence run North 05°16'18" West for a distance of 110.50 feet to the South right-of-way margin of West 5th street; thence run North 83°40'32" East along said right-of-way margin for a distance of 86.99 feet to a point and back to the True Point of Beginning.  
Land containing 9842.88 sq. ft. and 0.23 acres.

## ALTA/ACSM LAND TITLE SURVEY

### GMAC 1214 PROJECT GMAC BUILDING

500 West Fifth Street, Winston-Salem, NC 27101

Based on Chicago Title Insurance Company Commitment No. 14-22593CH bearing a date of December 5, 2014

To: Grubb Management; Chicago Title Insurance Company and Bock & 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 01/08/2015.

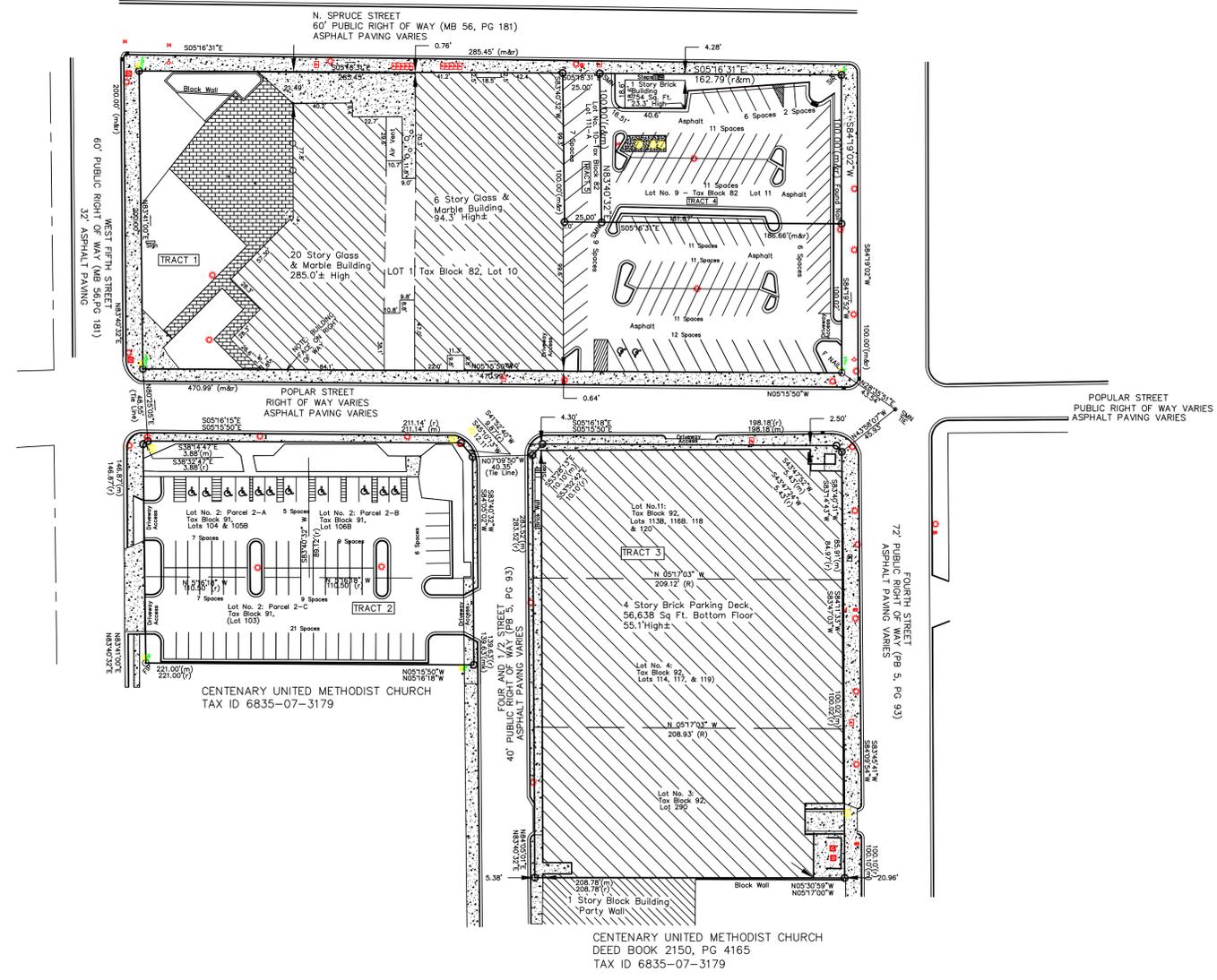
*John W. Nobles*  
John W. Nobles  
Registration No. L-1235  
Within the State of North Carolina  
Date of Survey: 01/08/2015  
Date of Last Revision: 12/05/2015  
Date Printed: 01/19/2014  
Network Project No. 201403846-1



Survey Prepared by:  
Nobles & Associates  
416 Chestnut Street  
Lumberton, NC 28359  
Phone: 910-738-6875  
Fax: 910-738-8652

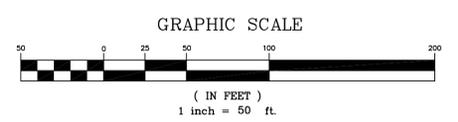


**Bock & Clark's National Surveyors Network**  
National Coordinators of ALTA/ACSM Land Title Surveys  
537 North Cleveland-Massillon Road Akron, Ohio 44333  
Phone: (800) Surveys. Fax: (330) 666-3608 www.1800surveys.com



LEGEND OF SYMBOLS & ABBREVIATIONS

SYMBOL LEGEND	
	Chain Link Fence
	Power Pole
	Clean Out
	Telephone Ped
	Night Light
	Drop Inlet
	Sanitary Sewer Mt
	Water Meter
	Concrete Curb & Gutter
	0.5' Concrete Curb
	Flood Light
	Air Conditioner
	Power Transformer
	Water Valve
	Found Rebar
	Found Iron Pipe
	Set Iron Rod
	Found Concrete Monument
	Concrete
	Above Ground Power Line
	Water Valve
	Set Mag Nail
	X-Mark
	Catch Basin
	Electric Box



ALTA/ACSM LAND TITLE SURVEY  
 PREPARED FOR:  
 GMAC 1214 PROJECT  
 DATE: MARCH 19, 2013  
 NETWORK PROJECT NO. 201200015/SITE 1 SHEET 2 OF 2



Bock & Clark's National Surveyors Network  
 National Coordinators of ALTA/ACSM Land Title Surveys  
 537 North Cleveland-Massillon Road, Akron, Ohio 44333  
 Phone: (800) SURVEYS (787-8397); Fax: (330) 666-3608 www.bockandclark.com