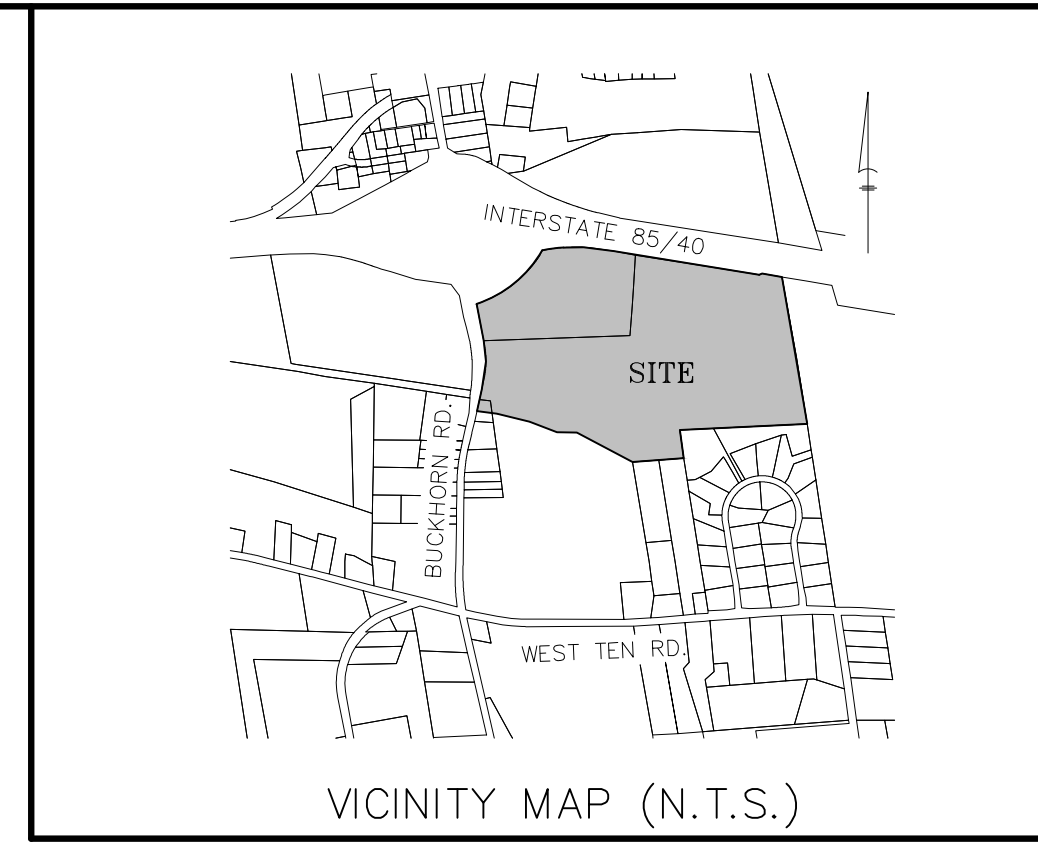


1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part II, Requirements are met. -NOT A MATTER OF SURVEY
2. The lien of all taxes for the year 2024 and thereafter, which are not yet due and payable. -NOT A MATTER OF SURVEY
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Plat Book 31, Page 75; Plat Book 39, Page 109; Plat Book 43, Page 152; Plat Book 5, Page 122; Plat Book 48, Page 148; Plat Book 75, Page 44; Plat Book 127, Page 128; and Plat Book 127, Page 189. -AS SHOWN HEREON
4. INTENTIONALLY DELETED.
5. Right of Way Agreement with Public Service Company recorded in Book 197, Page 794. -AS SHOWN HEREON
6. Deed of Easement recorded in Book 2119, Page 545. -AS SHOWN HEREON
7. Deed of Easement recorded in Book 5586, Page 598; and Book 5850, Page 496; assigned in Book 6233, Page 141. -AS SHOWN HEREON
8. Right of Way Agreement recorded in Book 6771, Page 1713. -DOES NOT APPEAR TO AFFECT SUBJECT PROPERTY (ALONG WEST TEN ROAD)
9. Memorandum of Action recorded in Book 1078, Page 61 with Consent Judgment recorded in Book 1395, Page 304. -NCDOT RIGHT-OF-WAY SHOWN HEREON
10. Highway Right of Way Maps recorded in Book 2, Pages 63, 65, 66, 67, 81, 84, 85, and 93. -NCDOT RIGHT-OF-WAY SHOWN HEREON
11. Rights or claims of parties in possession as tenants under unrecorded leases. -NOT A MATTER OF SURVEY
12. The following matter(s) as shown on survey by David K. Alley, P.L.S., dated June 15, 2023, and any easement(s) or right(s)-of-way associated therewith: (NEED REVERSED SURVEY) -AS SHOWN HEREON
 - a. Various utility lines with overhead utility lines & poles located on the Land;
 - b. fence;
 - c. well house;
 - d. gravel drive;
 - e. soil path;
 - f. gap area(s).
13. Shortages in acreage. -AREA SHOWN HEREON AS COMPUTED BY COORDINATES
14. Statutory liens of mechanics, laborers and materialmen that have performed or furnished labor, professional design or surveying services, or furnished materials or rental equipment of which no notice appears of record. (NOTE: This exception will be deleted only upon receipt of documentation satisfactory to the Company satisfying the Requirements Addressing Liens for Labor, Services, Materials or Rental Equipment set out in Schedule B-1 of this Commitment.) -NOT A MATTER OF SURVEY
15. Deed of Easement recorded in Book 989, Page 299. -DESCRIBED AS NCDOT TEMPORARY EASEMENT AND WAS TO TERMINATE AT THE END OF THE PROJECT
16. Easement(s) or right(s)-of-way in favor of Piedmont Electric Membership Corporation recorded in Book 253, Page 1555. -APPEARS TO NOT AFFECT SUBJECT PROPERTY
17. Deed of Easement recorded in Book 989, Page 299 and Book 1008, Page 502. -DESCRIBED AS NCDOT TEMPORARY EASEMENT AND WAS TO TERMINATE AT THE END OF THE PROJECT
18. Title to that portion of the Land within the bounds of Buckhorn Road. -NOT A MATTER OF SURVEY

SURVEYOR OBSERVATIONS:

1. WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR TO THE NATURE OF A POTENTIAL ENCROACHMENT, THERE ARE NO APPARENT ENCROACHMENT(S), GAPS OR GORES AS PER THE EVIDENCE SHOWN ON THIS SURVEY
2. THERE WAS NO EARTH MOVING (CONSTRUCTION) OBSERVED DURING THE TIME OF OUR FIELD SURVEY. CURRENT PROPERTY IS BEING USED AS FARMLAND.
3. NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL DURING TIME OF OUR FIELD SURVEY.
4. AS SHOWN HEREON THIS PLAT, THE SUBJECT PROPERTY HAS ACCESS TO A PRIMARY ACCESSWAY - BUCKHORN ROAD, A PUBLIC ROAD.
5. WETLAND MARKERS WERE OBSERVED DURING THE FIELD SURVEY BUT WE DID NOT LOCATE THEM AS PER CLIENTS REQUEST.
6. CURRENT RECORD LEGAL DESCRIPTION IS NOT BASED ON THIS SURVEY. HOWEVER THIS SURVEY DEPICTS THE PROPERTY AS DESCRIBED IN THE CURRENT RECORD LEGAL DESCRIPTIONS.
7. NO ZONING LETTER WAS PROVIDED - ZONING DATA TAKEN FROM ORANGE COUNTY GIS.
8. NO OBSERVABLE EVIDENCE OF BURIAL GROUNDS WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.



One West Fourth Street, Suite 820
 Winston-Salem, NC 27101
 Tel. (336) 276-1610
 www.stantec.com

Firm #: F-0672

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Legend

—	BOUNDARY LINE (SURVEYED)	---	RIGHT OF WAY LINE
---	ADJOINER LINE	---	EASEMENT LINE
---	OVERHEAD POWERLINES	---	SAN. SEWER LINE
---	MINOR CONTOUR LINE	---	FENCE LINE
---	MAJOR CONTOUR LINE	---	EDGE OF GRAVEL

N/F - NOW OR FORMERLY R/W - RIGHT-OF-WAY	S.B. - SETBACK
DB / PG - DEED BOOK AND PAGE	A.E. - ACCESS EASEMENT
M.B. / PG - PLAT MAP BOOK AND PAGE	B.C. - BACK OF CURB
F.L.R.M. - FLOOD INSURANCE RATE MAP	D.I. - DRAIN INLET
N.T.S. - NOT TO SCALE	S.T. - SANITARY CLEANOUT
PC - PROPERTY CORNER AS NOTED	P.D.E. - PRIVATE DRAINAGE EASEMENT
OR - NCDOT RIGHT-OF-WAY DISC	S.D.E. - STORM DRAIN EASEMENT
CP - CALCULATED POINT	C.G.F. - COMBINED GRID FACTOR
IP - EXISTING IRON PIN	N.A.E. - NEGATIVE ACCESS EASEMENT
REB - EXISTING REBAR	C&G - CURB & GUTTER
WV - WATER VALVE	TR - TRANSFORMER
WM - WATER METER	LP - LIGHT POLE
HYD - FIRE HYDRANT	TW - TOP OF WALL ELEVATION
FDC - FIRE DEPTH CONN.	CV - GAS VALVE
PROPERTY TO BE COMBINED	

- Notes
- 1) SURVEY WAS COMPLETED 6/15/2023.
 - 2) CALCULATED RATIO OF PRECISION BEFORE ADJUSTMENTS IS 1:10,000. TRAVERSE ADJUSTED BY COMPASS RULE METHOD.
 - 3) OWNER(S) OF RECORD AS SHOWN HEREON.
 - 4) THIS PROPERTY IS LOCATED IN THE NON-SHADED ZONE X, AND IS THEREFOR NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP 3710452100J, DATED MARCH 2, 2009 AND MAP 371045200J, DATED MARCH 2, 2009.
 - 5) AREAS (COMPUTED BY COORDINATE METHOD) ARE AS SHOWN HEREON.
 - 6) PROPERTY ZONED "EDB-2" PER ORANGE COUNTY GIS.
 - 7) PLANNIMETRICS AS SHOWN ARE BASED ON CONVENTIONAL SURVEY METHODS BY STANTEC.
 - 8) DEED AND PLAT REFERENCES USED IN THE DETERMINATION OF BOUNDARY LOCATION ARE AS SHOWN.
 - 9) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.

LEGAL DESCRIPTION

BEING all of "NEW TRACT," approximately 83.368 acres, as shown on that Recombination Plat For: Orange County Investors Site, as per plat thereof recorded in Plat Book 127, Page 189, Orange County Registry.

Also described as:
 BEING all of Tract 1, comprising approximately 65.762 acres, and Tract 3, comprising approximately 17.606 acres, as shown on that Recombination Plat For: Orange County Investors Site, as per plat thereof recorded in Plat Book 127, Page 128, Orange County Registry.

Also described as:
 Lying and being situate in Cheeks Township, Orange County, North Carolina, and being all the property referenced as Tax ID: 9834-47-5147 (Orange County Investors (Deed Book 475, Page 583) and Tax ID: 9834-56-8820 (Orange County Investors (Deed Book 6750, Page 1549) and being more particularly described as follows:

BEGINNING at an existing 7/8" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546) and having North Carolina Geodetic Coordinates (NAD 83/2011) of: **Northing: 845,891.72 feet, Easting: 1,935,083.10 feet** and said pipe being the **POINT OF BEGINNING**;

THENCE with the New Line of Division the following Eight (8) calls: (1) **North 49°56'49" West, 363.36 feet** to a new corner; (2) **South 88°59'45" West, 87.85 feet** to a new corner; (3) **South 78°44'00" West, 42.24 feet** to a new corner; (4) **South 67°06'44" West, 70.75 feet** to a new corner; (5) **South 84°08'37" West, 206.76 feet** to a new corner; (6) **North 47°56'04" West, 50.35 feet** to a new corner; (7) **North 80°15'27" West, 37.02 feet** to a new corner; (8) **North 89°54'53" West, 589.48 feet** to a point in the centerline of Buckhorn Road;

THENCE with the centerline of Buckhorn Road the following Two (2) calls: (1) **North 12°56'20" East, 113.56 feet** to a point; (2) **North 13°19'04" East, 183.69 feet** to a point;

THENCE leaving the centerline and being within the right-of-way of Buckhorn Road the following four (4) calls: (1) **North 12°56'19" East, 65.77 feet** to a point; (2) **North 10°40'37" East, 183.67 feet** to a point; (3) **North 04°16'33" West, 227.56 feet** to a point; (4) **North 10°57'03" West, 300.35 feet** to a point;

THENCE leaving said right-of-way **North 82°43'32" East, 29.35 feet** to an existing axle;

THENCE with the common line of Venture Capital Group Project Number Four (Deed Book 525, Page 467) with a curve to the left having an arc length **6.97 feet** and radius of **1000.00 feet** and a chord bearing and distance of **North 71°07'22" East, 6.97 feet** to an iron rebar set in the eastern right-of-way of Buckhorn Road;

THENCE continuing with said line with a curve to the left having an arc distance of **710.77 feet** and a radius of **1,000.00 feet** and a chord bearing and distance of **North 50°33'39" East, 695.91 feet** to an existing 1" pipe w/cap in the southern right-of-way of I-85/40;

THENCE with the said right-of-way of I-85/40 the following Eight (8) calls: (1) with a curve to the right having an arc distance of **386.21 feet** and radius of **1352.39 feet** and a chord bearing and distance of **North 87°12'54" East, 384.90 feet** to an existing nail; (2) **South 81°53'57" East, 194.46 feet** to an existing NCDOT right-of-way disk; (3) **South 79°17'02" East, 176.22 feet** to an existing 12" spike; (4) **South 79°17'02" East, 73.81 feet** to a point; (5) **South 80°34'56" East, 950.05 feet** to an existing NCDOT right-of-way disk; (6) **North 77°38'10" East, 53.81 feet** to an existing NCDOT right-of-way disk; (7) **South 81°00'06" East, 133.83 feet** to an existing 3/4" pipe; (8) **South 80°40'04" East, 22.58 feet** to an existing 3/4" pipe being a common corner with MRE PROPCO, LP (Deed Book 6753, Page 758);

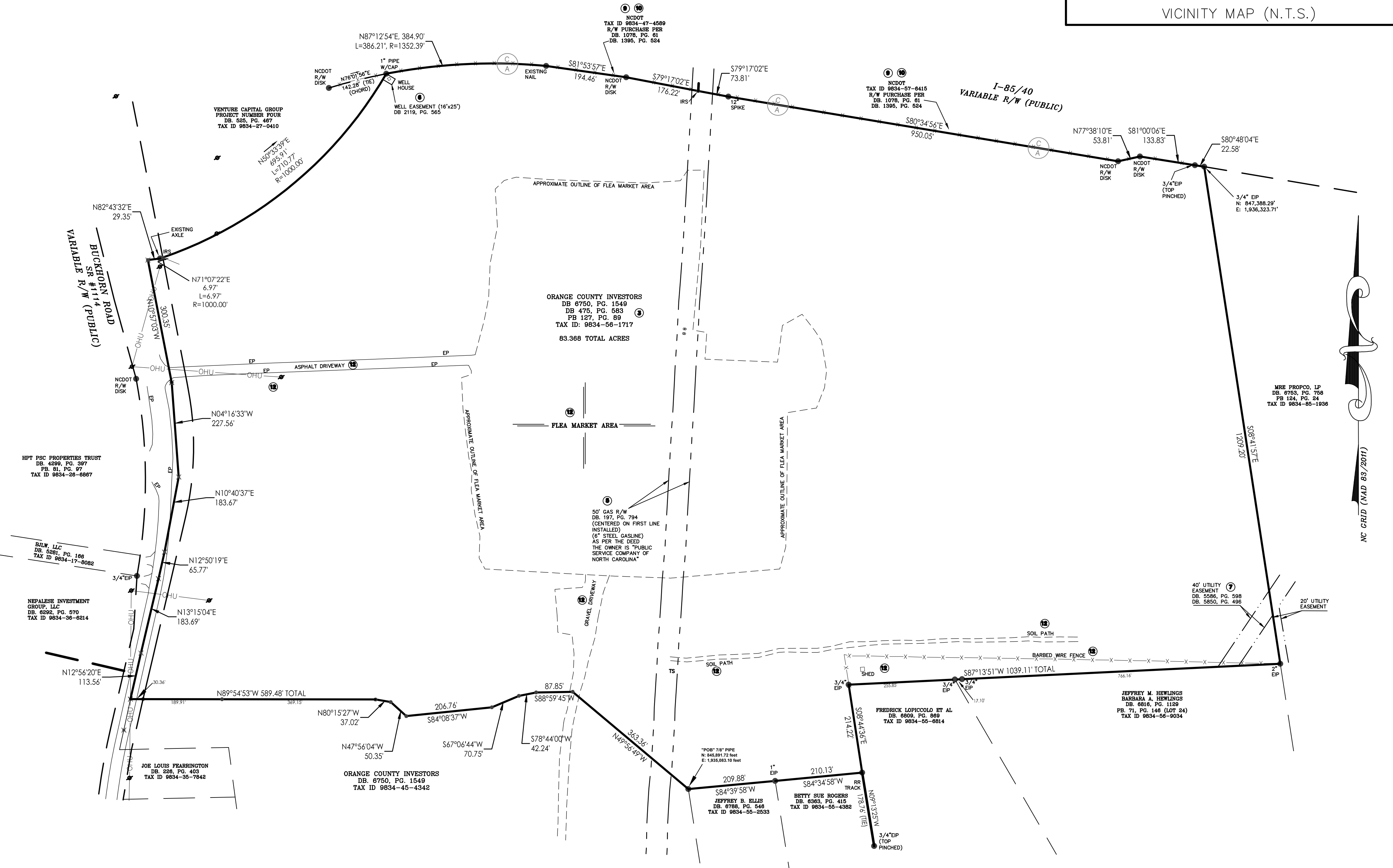
THENCE with the common line of MRE PROPCO, LP (Deed Book 6753, Page 758) **South 8°41'57" East, 1,209.20 feet** to an existing 2" pipe being a common corner with Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129);

THENCE with the common line of Jeffrey M. and Barbara A. Hewlings (Deed Book 6816, Page 1129) and Fredrick Lopocolo et al (Deed Book 6809, Page 869) **South 87°13'51" West, 1,039.11 feet** to an existing 3/4" pipe;

THENCE continuing with the common line of Fredrick Lopocolo et al (Deed Book 6809, Page 869) **South 8°44'36" East, 214.22 feet** to an existing railroad track iron being a common corner with Betty Sue Rogers (Deed Book 6363, Page 415);

THENCE with the common line of Betty Sue Rogers (Deed Book 6363, Page 415) **South 84°34'58" West, 210.13 feet** to an existing 1" pipe being a common corner with Jeffrey B. Ellis (Deed Book 6788, Page 546);

THENCE with the common line of Jeffrey B. Ellis (Deed Book 6788, Page 546) **South 84°39'58" West, 209.88 feet** to the **POINT OF BEGINNING** containing **83.368 Acres** more or less.



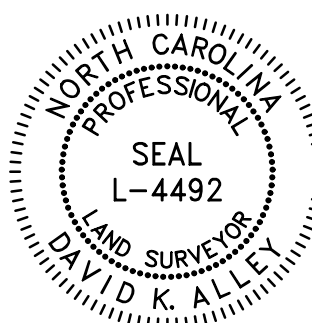
CERTIFICATE OF ACCURACY OF MAPPING

I, DAVID K. ALLEY, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTIONS IN DEED BOOK 475, PAGE 583 AND DEED BOOK 6750, PAGE 1549); THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES AND DEPARTURES IS 1:10,000; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.

- THE FOLLOWING INFORMATION WAS USED TO PERFORM THE GPS SURVEY:
- (1) CLASS OF SURVEY: CLASS A
 - (2) POSITIONAL ACCURACY: 0.07%
 - (3) TYPE OF GPS FIELD PROCEDURE: RTK, NCGS REAL-TIME NETWORK
 - (4) DATES OF GPS SURVEY: MAY 07, 2019
 - (5) DATUM/EPOCH: NAD83/NSRS2011
 - (6) PUBLISHED/FIXED CONTROL USED: NCGS VRS-NETWORK
 - (7) GEOID MODEL: GEOID 12A
 - (8) COMBINED GRID FACTOR: 0.99994142
 - (9) UNITS: US SURVEY FEET

WITNESS MY HAND AND OFFICIAL SEAL THIS 15TH DAY OF AUGUST, 2024

L-4492
 LICENSE NO. PROFESSIONAL LAND SURVEYOR



SURVEYOR'S CERTIFICATE (ALTA/NSPS)

The undersigned, being a Professional Land Surveyor of the State of North Carolina certifies to R+L Carriers, RAMAR Land Corporation and Fidelity National Title Insurance Company, and to each of their successors and assigns as follows:

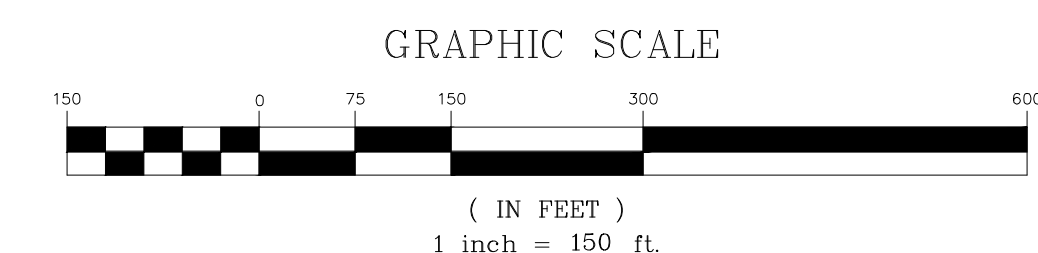
This is to certify that this map and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b), 7(c), 8, 9, 11, 13, 14, 16, 17 and 18 of Table A thereof, and this survey meets the requirements for an Urban Survey as defined therein.

The survey was made on the ground on June 1 to July 31, 2024, and correctly shows the area of the subject property, the location and type of all buildings, structures, and other improvements situated on the subject property.

Date of Plat or Map: August 15, 2024

Surveyor's Name: David K. Alley
 License Number: L-4492

Signed: _____



ALTA/NSPS LAND TITLE SURVEY FOR:
R+L CARRIERS

Current Record Owner:
 ORANGE COUNTY INVESTORS PARTNERSHIP
 120 W WHITNER ROAD
 ANDERSON, SC 29624

Client:
 KIMLEY-HORN
 200 SOUTH TRYIN STREET, SUITE 200
 CHARLOTTE, N.C. 28202

RECOMBINATION PLAT
 GIS PARCEL # 9834-56-8820 & 9834-47-5147
 BEING 83.368 ACRES
 CHEEKS TOWNSHIP
 CITY OF MEBANE
 COUNTY OF ORANGE
 STATE OF NORTH CAROLINA

Project No.	Scale	Date
234300072	1"=150'	08/15/2024
Drawing No.	Sheet	Revision
	1 of 1	0