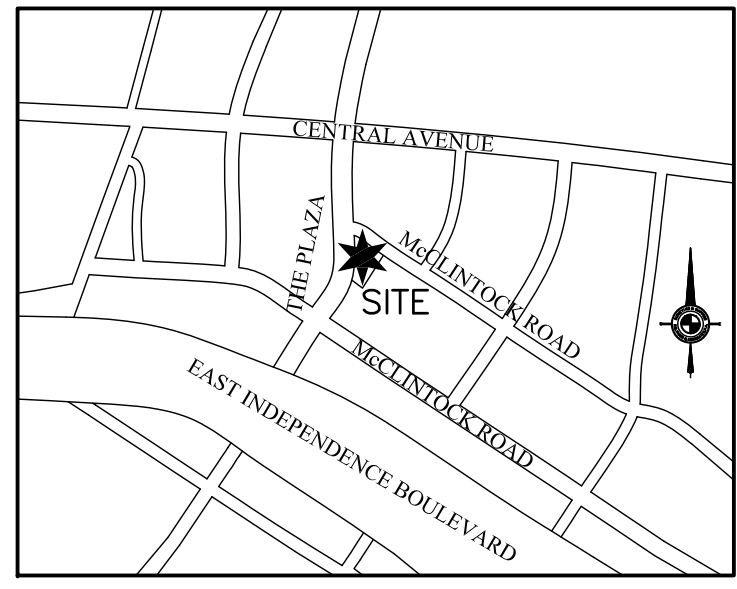
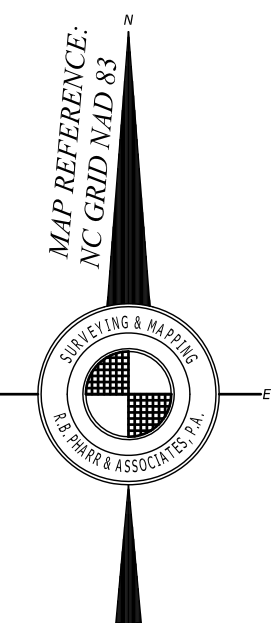
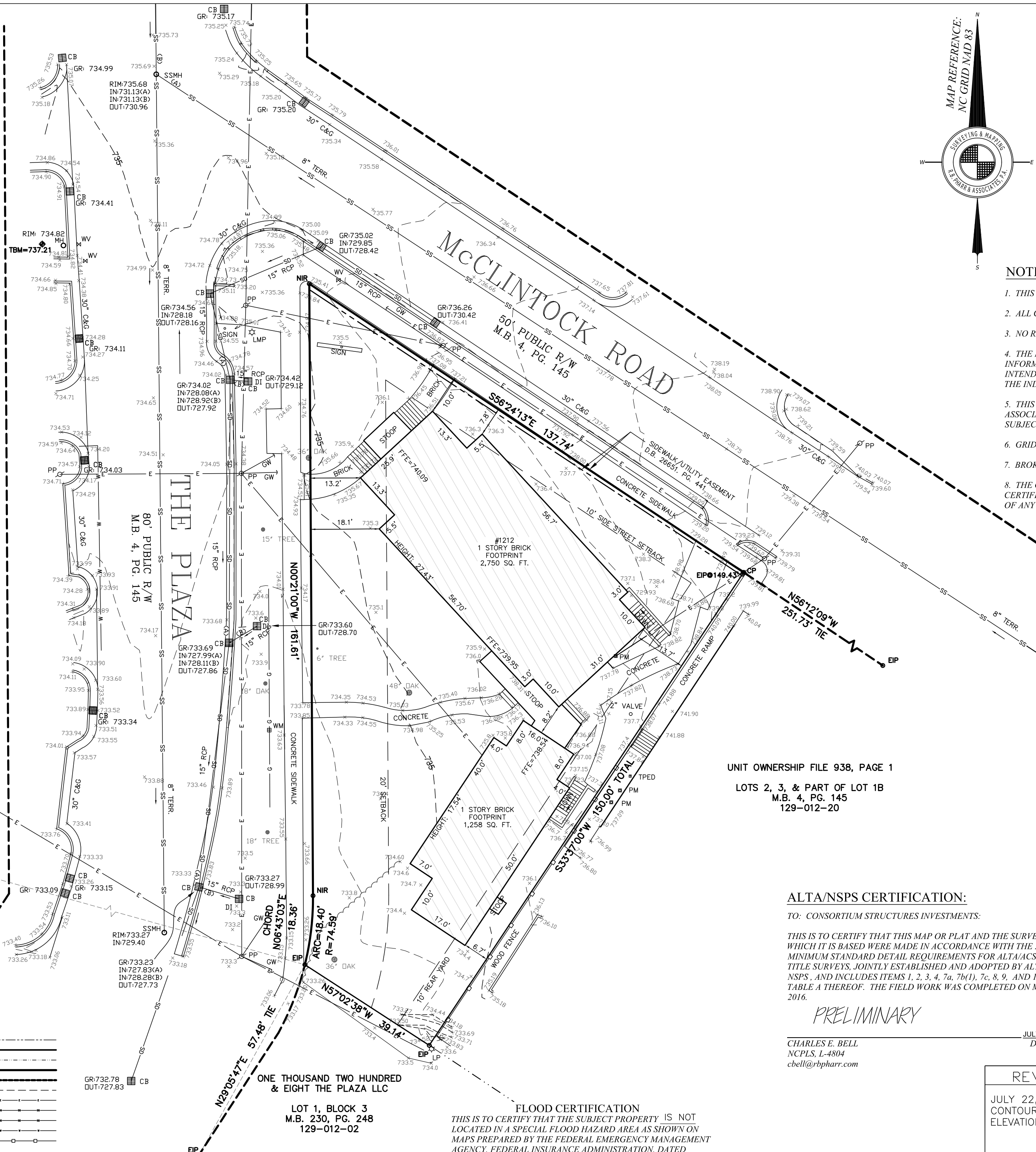


- LEGEND:**
- C&G - CURB & GUTTER
 - CB - CATCH BASIN
 - CP - CALCULATED POINT
 - DB - DEED BOOK
 - DI - DROP INLET
 - EIP - EXISTING IRON PIPE
 - EU - END UNKNOWN
 - GW - GUY WIRE
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MB - MAP BOOK
 - MW - MONITORING WELL
 - N.G.S. - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PP - POWER POLE
 - PG - PAGE
 - R/W - RIGHT-OF-WAY
 - RCP - REINFORCED CONCRETE PIPE
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - TBM - TEMPORARY BENCHMARK
 - TERR. - TERRACOTTA PIPE
 - TPED - TELEPHONE PEDESTAL
 - TVB - CABLE TV BOX
 - WM - WATER METER



VICINITY MAP
NOT TO SCALE

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 NGS 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. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
6. GRID LOCATION BASED ON N.G.S. MONUMENT "MCDOWELL".
7. BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
8. 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.

ZONING:

ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
SUBJECT PROPERTY ZONED: B-2

- MINIMUM SETBACK: 20'
- (SIDE STREET SETBACK: 10')
- MINIMUM SIDE YARD: 0'*
- MINIMUM REAR YARD: 10'
- MAXIMUM BUILDING HEIGHT: 40'

* - IN THIS DISTRICT, NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, THE FIRST ONE MUST BE A MINIMUM OF 8 FEET, AND IF A SECOND ONE IS PROVIDED, IT MUST BE A MINIMUM OF 4 FEET. HOWEVER, IN ANY COMBINATION, THERE SHALL BE A MINIMUM OF 8 FEET BUILDING SEPARATION AT THE SIDE YARDS.

FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

GPS CERTIFICATION:

I, CHARLES E. BELL, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: A(1:10,000)
- (2) POSITIONAL ACCURACY: HORZ: NORTH=0.0177, EAST=0.0293, VERT=0.0261
- (3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
- (4) DATES OF SURVEY: MARCH 26, 2014
- (5) DATUM/EPOCH: NAD83, NAVD88
- (6) PUBLISHED/FIXED-CONTROL USE: NGS "MCDOWELL"
- (7) GEOID MODEL: GEOID03
- (8) COMBINED GRID FACTOR(S): 0.99984487
- (9) UNITS: US SURVEY FEET

UNIT OWNERSHIP FILE 938, PAGE 1
LOTS 2, 3, & PART OF LOT 1B
M.B. 4, PG. 145
129-012-20

ALTA/NSPS CERTIFICATION:

TO: CONSORTIUM STRUCTURES INVESTMENTS:

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 1, 2, 3, 4, 7a, 7b(1), 7c, 8, 9, AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 31, 2016.

PRELIMINARY

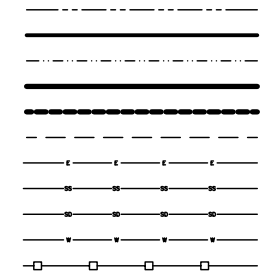
CHARLES E. BELL
NCPLS, L-4804
cbell@rbpharr.com

JULY 22, 2016
DATE

TOTAL AREA
13,107 SQ. FT.
0.3009 ACRES

LINE LEGEND:

- EASEMENT
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- SETBACK
- POWER LINE
- SANITARY SEWER PIPE
- STORM DRAIN PIPE
- WATER LINE
- WOOD FENCE



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LOT 1, BLOCK 3
M.B. 230, PG. 248
129-012-02

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 19, 2014.
MAP NUMBER: 3710455300K

THIS IS TO CERTIFY THAT ON THE 31 DAY OF MARCH 2016 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 | | |
|---------------|-------|-------------------------------|
| JULY 22, 2016 | ADDED | CONTOUR LINES AND ELEVATIONS. |
| TR/PH | BZM | DJ |

| | | |
|--|-------------------------|-----------------------------------|
| SURVEY PREPARED FOR: CONSORTIUM STRUCTURED INVESTMENTS OF: LOT 1A, AND PART OF LOT 1B MAP BOOK 4, PAGE 145, J.H. MCCLINTOCK PROPERTY 1212 THE PLAZA CITY OF CHARLOTTE, MECKLENBURG COUNTY, NC DEED REFERENCE: 4479-572 TAX PARCEL NO: 129-012-01 | | |
| R.B. PHARR & ASSOCIATES, P.A. SURVEYING & MAPPING LICENSE NO. C-1471 420 HAWTHORNE LANE, CHARLOTTE, NC, 28204 TEL: (704) 376-2186 | | |
| SCALE: 1" = 20' | DATE: MARCH 31, 2016 | FILE NO. XX-4269 JOB NO. 85356 |