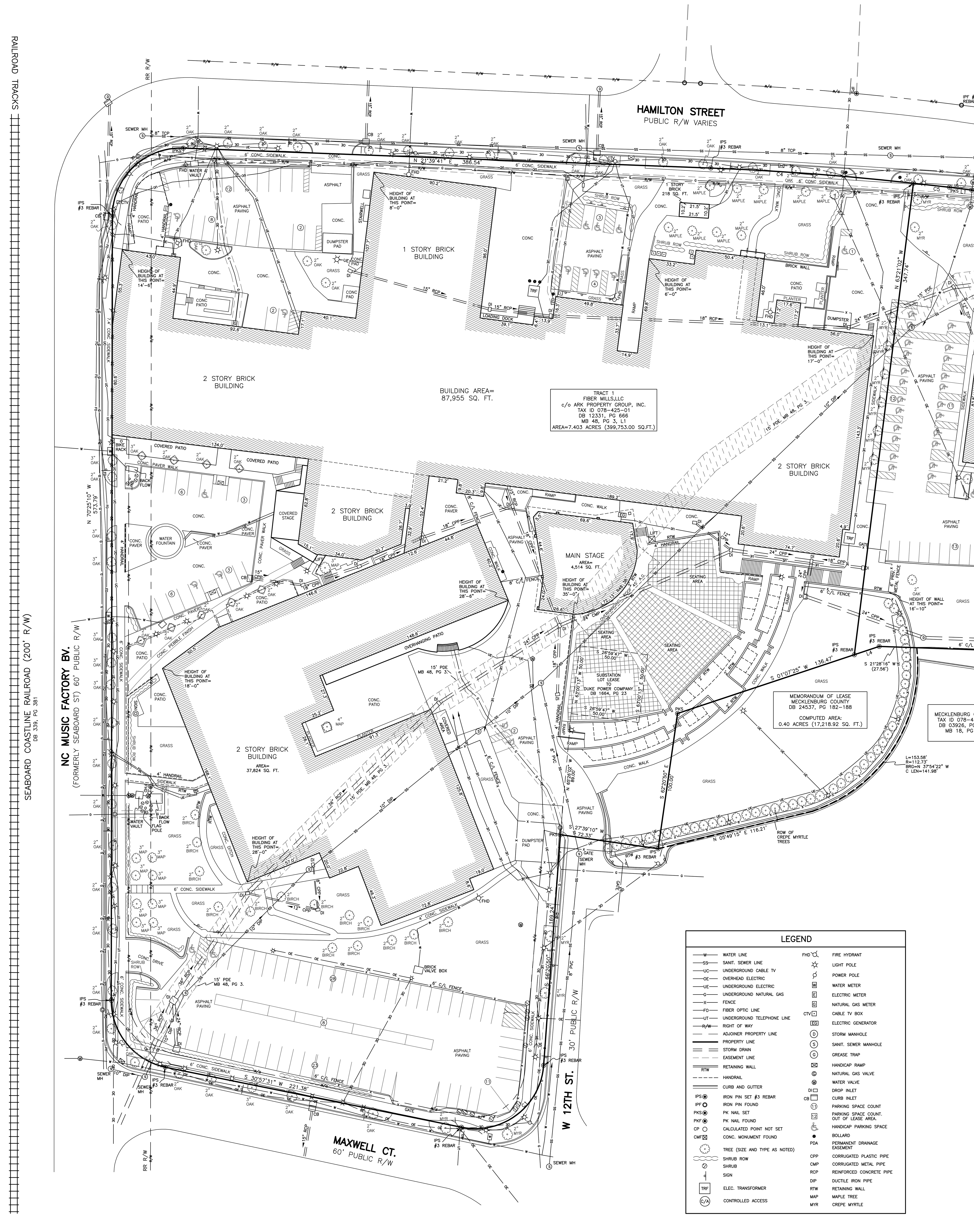


LEGEND

Symbol	Description	Symbol	Description
W	WATER LINE	FHD	FIRE HYDRANT
SS	SANIT. SEWER LINE		LIGHT POLE
UC	UNDERGROUND CABLE TV		POWER POLE
OE	OVERHEAD ELECTRIC	W	WATER METER
UE	UNDERGROUND ELECTRIC	E	ELECTRIC METER
G	UNDERGROUND NATURAL GAS	G	NATURAL GAS METER
X	FENCE	CTV	CABLE TV BOX
FO	FIBER OPTIC LINE	EG	ELECTRIC GENERATOR
UT	UNDERGROUND TELEPHONE LINE	D	STORM MANHOLE
R/W	RIGHT OF WAY	S	SANIT. SEWER MANHOLE
	ADJOINER PROPERTY LINE	G	GREASE TRAP
	PROPERTY LINE		HANDICAP RAMP
	STORM DRAIN	G	NATURAL GAS VALVE
	EASEMENT LINE	W	WATER VALVE
RTW	RETAINING WALL	DI	DROP INLET
	HANDRAIL	CB	CURB INLET
	CURB AND GUTTER	11	PARKING SPACE COUNT
IPS	IRON PIN SET #3 REBAR	12	PARKING SPACE COUNT. OUT OF LEASE AREA.
IPF	IRON PIN FOUND		HANDICAP PARKING SPACE
PKS	PK NAIL SET		BOLLARD
PKF	PK NAIL FOUND	PDA	PERMANENT DRAINAGE EASEMENT
CP	CALCULATED POINT NOT SET	CPP	CORRUGATED PLASTIC PIPE
CMF	CONC. MONUMENT FOUND	CMP	CORRUGATED METAL PIPE
	TREE (SIZE AND TYPE AS NOTED)	RCP	REINFORCED CONCRETE PIPE
	SHRUB ROW	DIP	DUCTILE IRON PIPE
	SHRUB	RTW	RETAINING WALL
	SIGN	MAP	MAPLE TREE
TRF	ELEC. TRANSFORMER	MYR	CREPE MYRTLE
C/A	CONTROLLED ACCESS		

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.

2. ALL AREAS ARE CALCULATED BY THE COORDINATED COMPUTATION METHOD.

3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47–30 AMENDED.

4. ALL CORNERS MONUMENTED AS SHOWN.

5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY FEMA–FIRM COMMUNITY PANEL No. 3710454400J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.

6. SUBJECT PROPERTY IS CURRENTLY ZONED AS MUDD–0
CURRENT MINIMUM SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT SETBACK: 14'
SIDE YARD: 10'
REAR YARD: 10'
BUILDING HEIGHT RESTRICTION LIMIT IS 120' FEET ABOVE GROUND LEVEL.
NO BUILDING EXCEEDS THIS HEIGHT.

7. UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE BY OTHERS. SURVEY & MAPPING CONTROL, INC. IS RESPONSIBLE ONLY FOR THE LOCATION OF THE ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE ANY DIGGING CALL NC ONECALL (1–800–632–4949).

8. THIS SURVEY WAS PREPARED WITH BENEFIT OF FIRST AMERICAN TITLE INSURANCE, FILE No. NCS–534268–OPKS, BEARING AN EFFECTIVE DATE OF MARCH 21, 2012.

9. THE BUILDING AREAS SHOWN HEREON REPRESENT THE AREA WITHIN EXTERIORS WALLS AT GROUND LEVEL FOR EACH BUILDING (THE "FOOT PRINT") AND NOT THE HEATED OR RENTABLE SQUARE FOOTAGE.

FLOOR AREA RATIO TAB:

1. THE GROUND FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE, IS 136,425.71 SQ.FT.

2. THE LAND AREA OF THE SUBJECT PROPERTY IS:
TRACK 1= 322,478.07 SQ.FT., TRACK 2= 77,274.93 SQ.FT. LEASE= 17,218.92 SQ. FT., TRACK 3= 324,843.90 SQ.FT. TOTAL= 741,815.82 SQ.FT.

PARKING TAB:

1. THERE EXIST 885 REGULAR PARKING SPACES AND 42 HANDICAPPED PARKING SPACES ON THE SUBJECT PROPERTY.

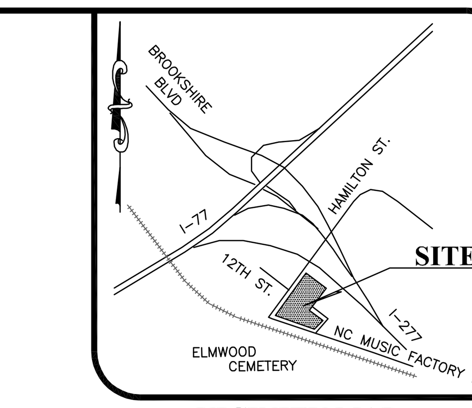
2. THE ZONING ORDINANCE OF THE CITY OF CHARLOTTE REQUIRES THAT THE SUBJECT PROPERTY WITH THIS ZONING CLASSIFICATION HAVE 220 REGULAR PARKING SPACES AND 5 HANDICAPPED PARKING SPACES, CALCULATED AS FOLLOWS:

1 SPACE PER 600 SQUARE FEET PER CODE.

GROUND FLOOR AREA OF SUBJECT PROPERTY IS 136,425 / 600 = 227 SPACES REQUIRED BY CODE.

THE ADA REQUIRES 2% OF TOTAL SPACES RESERVED FOR HANDICAPPED
2% OF 225 EXISTING SPACES = 5 HANDICAPPED SPACES REQUIRED BY ADA.

A PORTION OF THE PARKING LOT LOCATED ON THE CORNER OF HAMILTON ST. AND THE FORMERLY W 12TH ST. IS OUT OF THE LEASE AREA, THERE EXIST 258 ADDITIONAL REGULAR PARKING SPACES (INDICATED BY XX). PROPERTY TAX ID 078–341–09.



VICINITY MAP
N.T.S.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 26°42'48" E	16.43'
L2	S 68°03'50" E	22.82'
L3	S 26°06'00" E	11.69'
L4	S 01°07'25" W	19.14'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	50.00'	85.30'	75.32'	S 17°28'26" E
C2	50.00'	68.05'	62.92'	S 70°35'22" W
C3	50.00'	80.49'	72.08'	N 24°18'10" W
C4	2053.48'	148.86'	148.82'	N 23°47'44" E
C5	1524.83'	26.56'	26.56'	N 25°48'29" E
C6	1839.11	98.96'	98.95'	N 25°22'19" E

METES AND BOUNDS DESCRIPTION PER BOOK 12331, PG 666.

BEING ALL OF A CERTAIN LOT OR PARCEL OF LAND CONTAINING APPROXIMATELY 9.18 ACRES LOCATED IN CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA AND BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

TO FIND THE POINT AND PLACE OF BEGINNING COMMENCE AT NCGS MONUMENT "M044" (N:550,071.357, E:1,449,772.530, CGF:0.99984361) AND PROCEED FROM SAID MONUMENT S.18–27–36 W. 2439.52 FEET (GROUND DISTANCE) TO A FOUND PROPERTY CORNER LOCATED IN THE EASTERN MARGIN OF THE RIGHT–OF–WAY OF HAMILTON STREET (A 60 FOOT RIGHT–OF–WAY) AND BEING THE POINT AND PLACE OF BEGINNING; THENCE FROM SAID POINT AND PLACE OF BEGINNING WITH THE EASTERN MARGIN OF THE RIGHT–OF–WAY OF HAMILTON STREET THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) S.68–03–50 E. 22.82 FEET TO A POINT, AND (2) N. 21–56–10 E. 86.74 FEET TO A SET REBAR LOCATED IN THE WESTERN CORNER OF PROPERTY OWNED BY MECKLENBURG COUNTY (NOW OF FORMERLY AS RECORDED IN DEED BOOK 3926 AT PAGE 219 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY); THENCE WITH THE PROPERTY OF MECKLENBURG COUNTY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: (1) S.66–21–24 E. 297.49 FEET TO A SET REBAR, (2) S. 26–06–00 E. 11.69 FEET TO A SET REBAR. (3) S. 21–28–16 W. 222.40 FEET TO A SET REBAR, (4) S. 01–07–25 W. 155.61 FEET TO A SET NAIL, AND (5) S. 62–20–50 E. 100.00 FEET TO A SET NAIL IN THE NORTHERN MARGIN OF THE RIGHT–OF–WAY OF THE TERMINUS POINT OF TWELFTH STREET; THENCE IN A SOUTHERLY DIRECTION ACROSS THE TERMINUS POINT OF TWELFTH STREET S. 27–39–10 W. 72.33 FEET TO A SET NAIL LOCATED IN THE SOUTHERN MARGIN OF THE RIGHT–OF–WAY OF TWELFTH STREET; THENCE WITH THE SOUTHERN MARGIN OF THE RIGHT–OF WAY OF TWELFTH STREET S. 66–20–50 E. 169.24 FEET TO A SET DOCK SPIKE AT THE INTERSECTION OF THE SOUTHERLY MARGIN OF 12TH STREET AND THE WESTERLY MARGIN OF MAXWELL COURT (A 60 FOOT RIGHT–OF–WAY); THENCE WITHIN THE INTERSECTION OF 12TH STREET AND MAXWELL COURT WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50 FEET, A CHORD BEARING OF S. 17–28–26 E. WITH A CHORD LENGTH OF 75.30 FEET AND AN ARC LENGTH OF 85.30 FEET TO A SET DOCK SPIKE IN THE WESTERN MARGIN OF THE RIGHT–OF–WAY OF MAXWELL COURT; THENCE WITH THE WESTERN MARGIN OF THE RIGHT–OF–WAY OF MAXWELL COURT S.30–57–31 W. 221.38 FEET TO A SET DOCK SPIKE IN THE INTERSECTION OF MAXWELL COURT AND SEABOARD STREET (A 60 FOOT RIGHT–OF WAY); THENCE WITHIN THE INTERSECTION OF MAXWELL COURT AND SEABOARD STREET WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 50 FEET, A CHORD BEARING OF S. 70–35–22 W. WITH A CHORD LENGTH OF 62.92 FEET AND A ARC LENGTH OF 68.05 FEET TO A DOCK SPIKE IN THE NORTHERN MARGIN OF THE RIGHT–OF–WAY OF SEABOARD STREET; THENCE WITH THE NORTHERN MARGIN OF RIGHT–OF–WAY OF SEABOARD STREET N. 70–25–10 W. 573.79 FEET TO A POINT IN THE INTERSECTION OF THE NORTHERN MARGIN OF THE RIGHT–OF–WAY OF SEABOARD STREET AND THE EASTERLY MARGIN OF THE RIGHT–OF–WAY OF HAMILTON STREET; THENCE WITHIN THE INTERSECTION OF SEABOARD STREET AND HAMILTON STREET WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 50 FEET, A CHORD BEARING OF N. 24–18–10 W. WITH A CHORD LENGTH OF 72.08 FEET AND AN ARC LENGTH OF 80.49 FEET TO A POINT IN THE WESTERLY MARGIN OF THE RIGHT–OF–WAY OF HAMILTON STREET; THENCE WITH THE WESTERLY MARGIN OF THE RIGHT–OF–WAY OF HAMILTON STREET THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) N.21–39–41 E. 386.54 FEET TO A SET REBAR, (2) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2053.48 FEET, A CHORD BEARING OF N. 24–09–58 E. WITH A CHORD LENGHT OF 175.37 FEET AND AN ARC LENGTH OF 175.42 FEET TO A SET REBAR, (3) N 26–36–48 E. 16.43 FEET TO A SET REBAR, AND (4) WITH THE ARC OF A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2113.48 FEET, A CHORD BEARING OF N. 25–16–19 E. WITH A CHORD LENGTH OF 98.95 FEET AND AN ARC LENGTH OF 98.96 FEET TO THE POINT AND PLACE OF BEGINNING.

THE FOREGOING LEGAL DESCRIPTION WAS DERIVED FROM A SURVEY PREPARED BY SURVEY & MAPPING CONTROL, INC. (TONY B. SANDERS, NORTH CAROLINA PROFESSIONAL LAND SURVEYOR # L–3222) ENTITLE "BOUNDARY SURVEY OF THE PROPERTY OF: SOUTHERN INDUSTRIAL PRODUCTS, INC." DATED APRIL 20, 2001 AND BEARING PROJECT NO. 50301.

SCHEDULE B – SECTION 2 EXCEPTIONS RELATING TO SURVEY

SCHEDULE B EXCEPTIONS PER FIRST AMERICAN TILE INSURANCE COMPANY'S ALTA COMMITMENT FILE No. NCS–534268–OPKS BEARING AN EFFECTIVE DATE OF MARCH 21, 2012; ITEM NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION NUMBERS:

3. TERMS, PROVISIONS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS AS PROVIDED IN INSTRUMENT RECORDED IN BOOK 3795, PAGE 72, MECKLENBURG COUNTY REGISTRY, BUT OMITTING ANY COVENANT, CONDITION, EASEMENT, AND/OR RESTRICTION, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, SOURCE OF INCOME, DISABILITY, HANDICAP, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT THE COVENANT, CONDITION, EASEMENT OR RESTRICTION (A) IS EXEMPT UNDER TILE 42 OF THE UNITED STATES CODE OR (B) RELATED TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS.

4. EASEMENTS AND ANY OTHER FACTS SHOWN IN MAP BOOK 48, PAGE 3, MECKLENBURG COUNTY REGISTRY.

5. EASEMENT TO SOUTHERN POWER COMPANY RECORDED IN BOOK 409, PAGE 61, MECKLENBURG COUNTY REGISTRY. IS A BLANKET EASEMENT AND IS NOT PLOTTABLE.

6. SUBSTATION LOT LEASE TO DUKE POWER COMPANY RECORDED IN BOOK 1664, PAGE 23, MECKLENBURG COUNTY REGISTRY. IS PLOTTED HEREON.

7. TITLE TO THAT PORTION OF SUBJECT PROPERTY WITHIN THE BOUNDS OF SEABOARD COASTLINE RAILWAY RIGHT OF WAY. IS PLOTTED HEREON.

8. PARKING EASEMENT AGREEMENT BETWEEN HAMILTON STREET PROPERTIES, LLC AND FIBER MILLS, LLC RECORDED IN BOOK 24458, PAGE 704, MECKLENBURG COUNTY REGISTRY.

9. EASEMENT TO PIEDMONT NATURAL GAS COMPANY, INC. RECORDED IN BOOK 24791, PAGE 842, MECKLENBURG COUNTY REGISTRY. IS PLOTTED HEREON.

10. ORDINANCE DESIGNATING THE PROPERTY AS AN HISTORIC LANDMARK PROPERTY RECORDED IN BOOK 27160, PAGE 106, MECKLENBURG COUNTY REGISTRY.

11. NOTICE OF BROWNFIELD'S PROPERTY RECORDED IN BOOK 15869, PAGE 709, MECKLENBURG COUNTY REGISTRY.

12. RIGHTS OF PARTIES IN POSSESSION AS TENANTS ONLY, UNDER UNRECORDED LEASE(S) OR RENTAL AGREEMENT(S).

13. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES, DEFICIENCY IN AMOUNT OF AREA, RIGHTS, EASEMENTS, DITCHES, CARTWAYS, SETBACKS, RIGHT OF PARTIES IN POSSESSION, INTEREST OR CLAIMS WHICH WOULD BE REVEALED BY A CURRENT AND ACCURATE SURVEY AND INSPECTION OF THE LAND.

SURVEYOR CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO: FIBER MILLS,LLC., MUSIC FACTORY CONDOMINIUMS,LLC., AND FIRST AMERICAN TILE INSURANCE COMPANY,INC., ITS SUCCESORS AND ASSIGNS AS FOLLOWS:

THAT THIS MAP OR PLAT AND THE SURVEY ON WICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY STABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, AND 16–20. OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETE ON MAY 05, 2012.

DATE OF PLAT OR MAP: MAY 08, 2012.

____
TONY B. SANDERS, PLS L–3222 DATE

NORTH CAROLINA PROFESSIONAL SEAL L-3222 LAND SURVEYOR

Map Prepared By:

SURVEY & MAPPING CONTROL, INC.
Pineville, NC 28134
Phone (704) 542-9095
Fax (704) 542-9293
NCBELS License C-1915

030312	JOB NO.	1' = 40'	SCALE
NC Music Factory-Alta	CAD FILE PATH		
F.Castro	SURVEYED BY	T. Sanders	CHECKED BY
F.Castro	PREPARED BY	04/30/12	DATE

PROPERTY OWNER:
FIBER MILLS, LLC.
MUSIC FACTORY CONDOMINIUMS,LLC.

PREPARED FOR:
FIRST AMERICAN TITLE INSURANCE COMPANY, INC.
7200 COLLEGE BLVD
OVERLAND PARK, KS 66210

ALTA / ACSM LAND TITLE SURVEY OF: NC MUSIC FACTORY

NC MUSIC FACTORY BOULEVARD
CITY OF CHARLOTTE
MECKLENBURG COUNTY, NORTH CAROLINA

SHEET 1 OF 2

METES AND BOUNDS DESCRIPTION
PER BOOK 12525, PG 801.

BEING ALL OF THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING LOCATED IN CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA, CONTAINING APPROXIMATELY 7.4503 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING CONCRETE MONUMENT LOCATED IN THE WESTERN MARGIN OF THE RIGHT-OF-WAY OF HAMILTON STREET (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), SAID EXISTING CONCRETE MONUMENT ALSO BEING THE NORTHEASTERN CORNER OF LOT 1, BLOCK 12 AS SHOWN ON PLAT RECORDED ON MAP BOOK 29, PAGE 646 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE FROM SAID POINT AND PLACE OF BEGINNING THE FOLLOWING FIVE (5) COURSES AND DISTANCES IN A SOUTHERLY DIRECTION WITH WESTERN MARGIN OF THE RIGHT-OF-WAY OF THE MARGIN OF HAMILTON STREET: (1) S 21-53-55 W, 149.14 FEET TO AN EXISTING IRON ROD, (2) S 03-22-34 E, 39.16 FEET TO AN EXISTING IRON ROD, (3) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 1944.21 FEET, AND ARC LENGTH OF 167.92 FEET WITH A CHORD BEARING OF S 24-35-26 W, WITH A CHORD DISTANCE OF 167.87 FEET TO AN EXISTING IRON ROD, (4) S 26-40-23 W, 16.40 FEET TO AN EXISTING IRON ROD, AND (5) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 2195.98 FEET, AND ARC LENGTH OF 77.36 FEET WITH A CHORD BEARING OF S 25-37-59 W, WITH A CHORD DISTANCE OF 77.36 FEET TO A NEW IRON ROD; THENCE LEAVING THE RIGHT-OF-WAY; THENCE WITH THE SOUTHEASTERN MARGIN OF THE RIGHT-OF-WAY OF BROOKSHIRE FREEWAY WEST (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) THE FOLLOWING TEN (10) COURSES AND DISTANCES TO THE POINT AND PLACE OF BEGINNING: (1) WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT, SAID ARC HAVING A RADIUS OF 1189.51 FEET, AN ARC LENGTH OF 398.51 FEET WITH A CHORD BEARING OF N 71-36-28 E, WITH A CHORD DISTANCE OF 396.65 FEET TO AN EXISTING IRON ROD, (2) N 88-59-08 E, 97.94 FEET TO AN EXISTING IRON PIPE, (3) S 84-42-27 E, 139.49 FEET TO AN EXISTING IRON PIPE, (4) S 84-36-19 E, 117.96 FEET TO AN EXISTING CONCRETE MONUMENT, (5) S 89-46-50 E, 52.08 FEET TO AN EXISTING CONCRETE MONUMENT, (6) N 83-58-30 E, 50.04 FEET TO AN EXISTING CONCRETE MONUMENT, (7) S 68-48-33 E, 75.13 FEET TO AN EXISTING CONCRETE MONUMENT, (8) N 72-23-11 E, 54.99 FEET TO AN EXISTING IRON PIPE, (9) S 65-45-50 E, 109.50 FEET TO AN EXISTING CONCRETE MONUMENT, AND (10) S 68-25-46 E, 82.08 FEET TO THE POINT AND PLACE OF BEGINNING.

THE FOREGOING LEGAL DESCRIPTION WAS DERIVED FROM A SURVEY ENTITLED "SURVEY PREPARED FOR OIL STOP HAMILTON STREET PROPOSED LOT 1A, BLOCK 12, GREENVILLE URBAN RENEWAL AREA", PREPARED BY R.B. PHARR & ASSOCIATES, P.A. (DOUGLAS E. MORRISON, NCPLS # L-3848), DATED JUNE 18, 2001 AND DESIGNATED AS FILE No. XX-2687-A.

LEGEND

W	WATER LINE	FHD	FIRE HYDRANT
SS	SANIT. SEWER LINE		LIGHT POLE
UC	UNDERGROUND CABLE TV		POWER POLE
OE	OVERHEAD ELECTRIC	M	WATER METER
UE	UNDERGROUND ELECTRIC	E	ELECTRIC METER
G	UNDERGROUND NATURAL GAS	G	NATURAL GAS METER
X	FENCE	CTV	CABLE TV BOX
FO	FIBER OPTIC LINE	EG	ELECTRIC GENERATOR
UT	UNDERGROUND TELEPHONE LINE	D	STORM MANHOLE
R/W	RIGHT OF WAY	S	SANIT. SEWER MANHOLE
	ADJOINER PROPERTY LINE	G	GREASE TRAP
	PROPERTY LINE		HANDICAP RAMP
	STORM DRAIN		NATURAL GAS VALVE
	EASEMENT LINE		WATER VALVE
RTW	RETAINING WALL		DROP INLET
	HANDRAIL	DI	CURB INLET
	CURB AND GUTTER	CB	PARKING SPACE COUNT
IPS	IRON PIN SET #3 REBAR		PARKING SPACE COUNT. OUT OF LEASE AREA.
IPF	IRON PIN FOUND		HANDICAP PARKING SPACE
PKS	PK NAIL SET		BOLLARD
PKF	PK NAIL FOUND		PERMANENT DRAINAGE EASEMENT
CP	CALCULATED POINT NOT SET	CPP	CORRUGATED PLASTIC PIPE
CMF	CONC. MONUMENT FOUND	CMP	CORRUGATED METAL PIPE
	TREE (SIZE AND TYPE AS NOTED)	RCP	REINFORCED CONCRETE PIPE
	SHRUB ROW	DIP	DUCTILE IRON PIPE
	SHRUB	RTW	RETAINING WALL
	SIGN	MAP	MAPLE TREE
TRF	ELEC. TRANSFORMER	MYR	CREPE MYRTLE
	CONTROLLED ACCESS		

GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL MEASUREMENTS UNLESS OTHERWISE NOTED.
2. ALL AREAS ARE CALCULATED BY THE COORDINATED COMPUTATION METHOD.
3. THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AMENDED.
4. ALL CORNERS MONUMENTED AS SHOWN.
5. SUBJECT PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE AS DEFINED BY FEMA-FIRM COMMUNITY PANEL No. 3710454400J BEARING AN EFFECTIVE DATE OF MARCH 02, 2009.
6. SUBJECT PROPERTY IS CURRENTLY ZONED AS I-2(CD)
CURRENT MINIMUM SETBACKS FOR THIS ZONING ARE AS FOLLOWS:
FRONT SETBACK: 20'
SIDE YARD: 0' or 5'
REAR YARD: 0'
BUILDING HEIGHT RESTRICTION LIMIT IS 40' FEET ABOVE GROUND LEVEL.
NO BUILDING EXCEEDS THIS HEIGHT.
7. UNDERGROUND UTILITIES WERE LOCATED PER LOCATION MARKINGS ON SITE BY OTHERS. SURVEY & MAPPING CONTROL, INC. IS RESPONSIBLE ONLY FOR THE LOCATION OF THE ABOVE GROUND MARKINGS AND NOT THE ACTUAL LOCATION OF UTILITIES BEING MARKED. THERE MAY BE OTHER UNDERGROUND UTILITIES ON THIS SITE OTHER THAN THOSE SHOWN. BEFORE ANY DIGGING CALL NC ONECALL (1-800-632-4949).
8. THIS SURVEY WAS PREPARED WITH BENEFIT OF FIRST AMERICAN TITLE INSURANCE FILE No. NCS-534268-GYKS, BEARING AN EFFECTIVE DATE OF MARCH 21, 2012.
9. THE BUILDING AREAS SHOWN HEREON REPRESENT THE AREA WITHIN EXTERIORS WALLS AT GROUND LEVEL FOR EACH BUILDING (THE "FOOT PRINT") AND NOT THE HEATED OR RENTABLE SQUARE FOOTAGE.

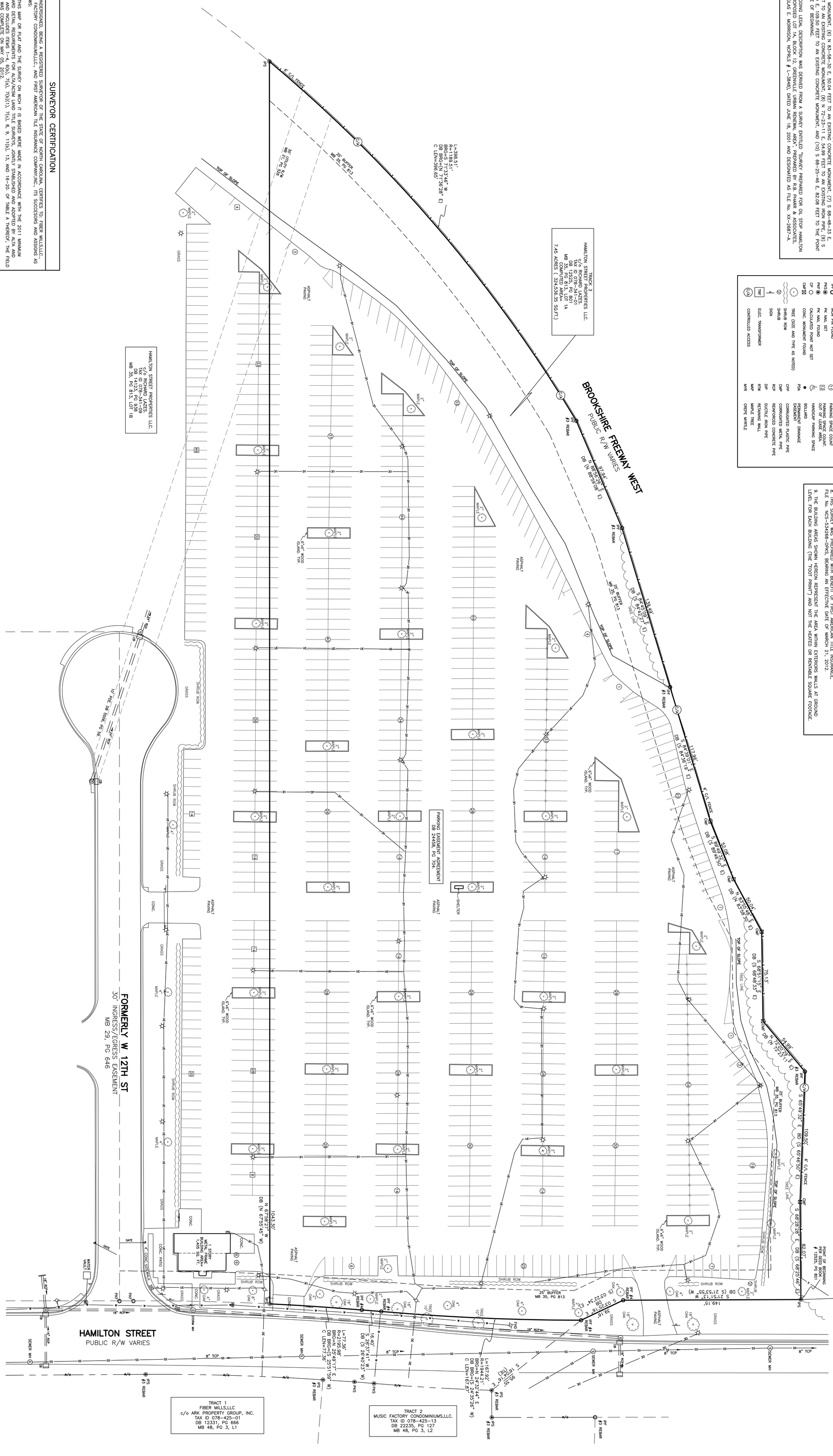
SURVEYOR CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA, CERTIFIES TO: FIBER MILLS,LLC., MUSIC FACTORY CONDOMINIUMS,LLC., AND FIRST AMERICAN TILE INSURANCE COMPANY,INC., ITS SUCCESORS AND ASSIGNS AS FOLLOWS:

THAT THIS MAP OR PLAT AND THE SURVEY ON WICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY STABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(b), 13, AND 16-20. OF TABLE A THEREOF, THE FIELD WORK WAS COMPLETE ON MAY 05, 2012.

DATE OF PLAT OR MAP: MAY 08, 2012.

TONY B. SANDERS, PLS L-3222 _____ DATE



SHEET 2 OF 2	**ALTA / ACSM LAND TITLE SURVEY OF: NC MUSIC FACTORY** **NC MUSIC FACTORY BOULEVARD** **CITY OF CHARLOTTE** **MECKLENBURG COUNTY, NORTH CAROLINA**	PROPERTY OWNER: FIBER MILLS, LLC. MUSIC FACTORY CONDOMINIUMS,LLC. PREPARED FOR: FIRST AMERICAN TITLE INSURANCE COMPANY, INC. 7200 COLLEGE BLVD OVERLAND PARK, KS 66210	030312 JOB NO. · 1' = 40' SCALE NC Music Factory-Alta CAD FILE PATH F.Castro SURVEYED BY · T. Sanders CHECKED BY F.Castro PREPARED BY · 04/30/12 DATE

Map Prepared By:

SURVEY & MAPPING CONTROL, INC.

Pineville, NC 28134
Phone (704) 542-9095
Fax (704) 542-9293
NCBELS License C-1915

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3222

Digital Screen System Information and Sizing for NC Music Factory

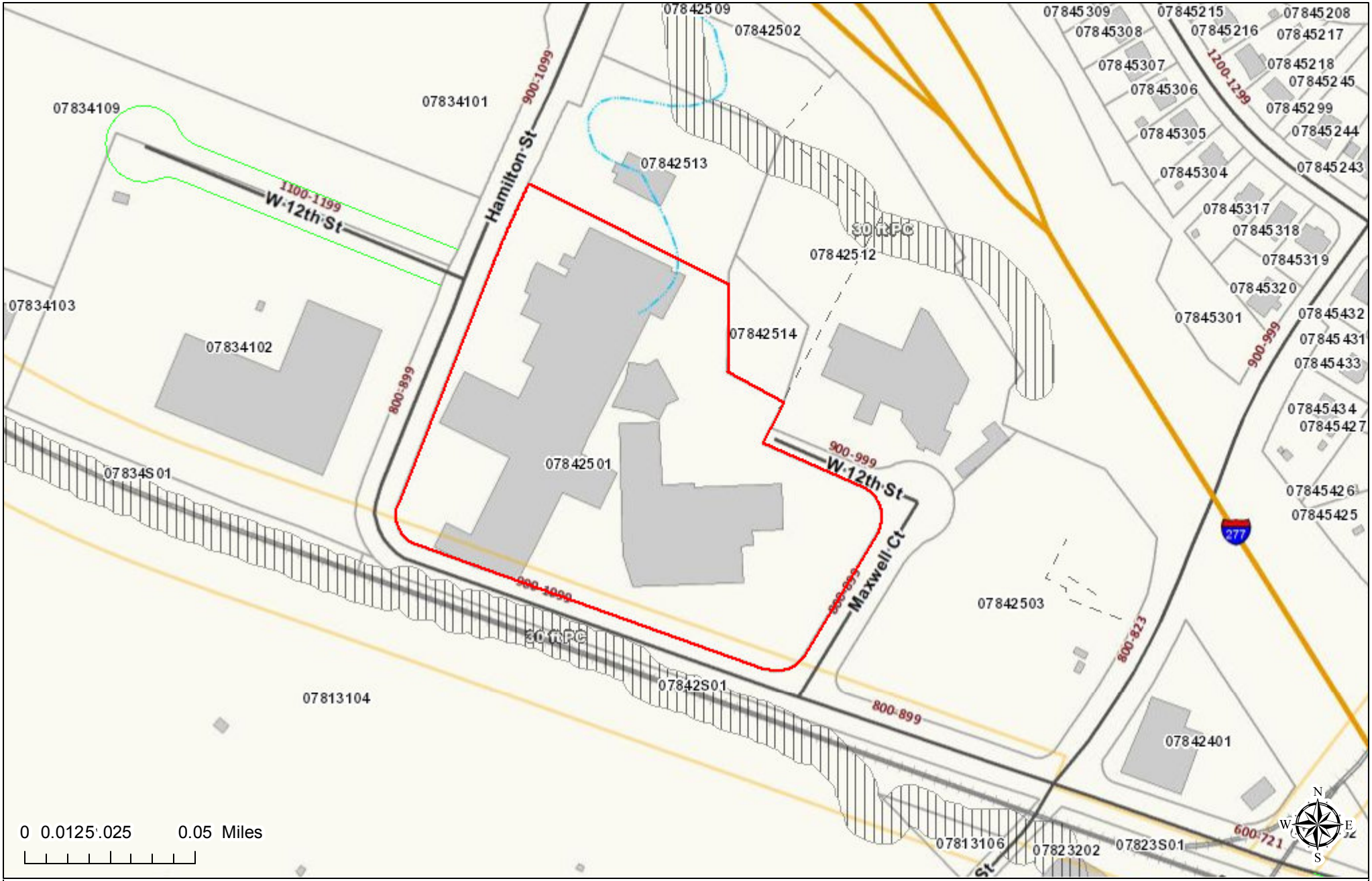
NC Music Factory has engaged Ingenuity Sun Media LLC to design a Solar Generating digital sign system to be installed on the property in which to enhance the visitor experience and generate revenue for NC Music Factory. The system consists of 4 Sun Media Trees and 1 Sun Media Street display. All of the screens will display the same message at the same time at different locations on the property. Additionally, this system will have the capability to broadcast Civic Messaging such as Severe Weather or Amber Alerts, thus enhancing public safety. The screens are oriented so that they are not directly facing the public right of way and are intended to serve the patrons visiting the NC Music Factory. Each screen is approximately 3'x5' and if placed on a Sun Media Tree will be mounted at a height of 8' so that there is proper clearance for pedestrians. Please see location map for placement on Property. When used as a ground mounted version, or Street Furniture, these screens are mounted on a 2' base plate and will stand 7' in total height.

Please see site map for locations, orientation and unit descriptions.

Polaris 3G Map – Mecklenburg County, North Carolina

NC Music Factory Buffers

Date Printed: 12/16/2013 9:01:08 AM



This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Caro

NCMF - Main Detail

NC Music Factory REZONE AREA

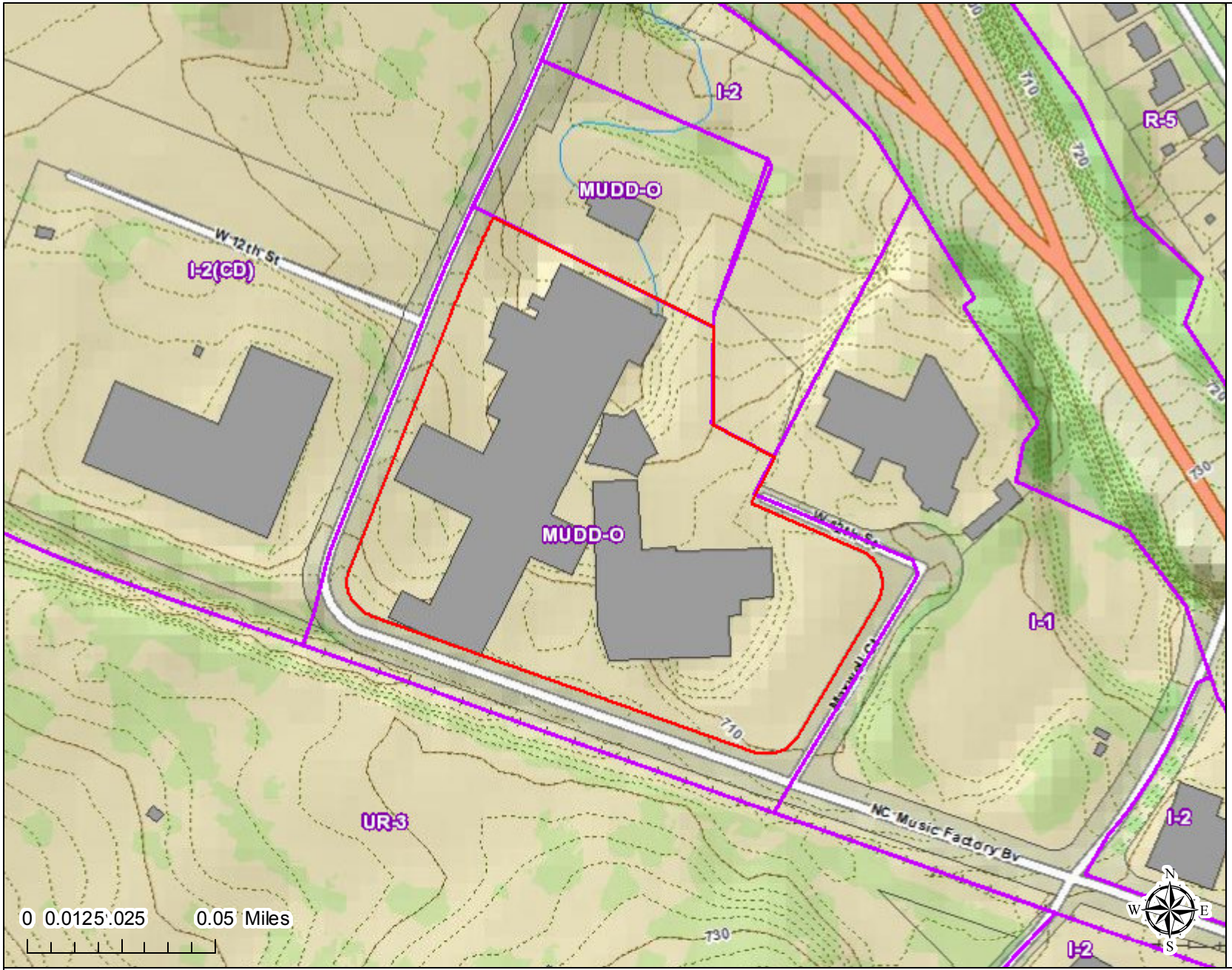
Da

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimet
Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County
responsibility for the information contained herein.

Polaris 3G Map – Mecklenburg County, North Carolina

NCMF - Topography

Date Printed: 12/14/2013 10:58:57 AM



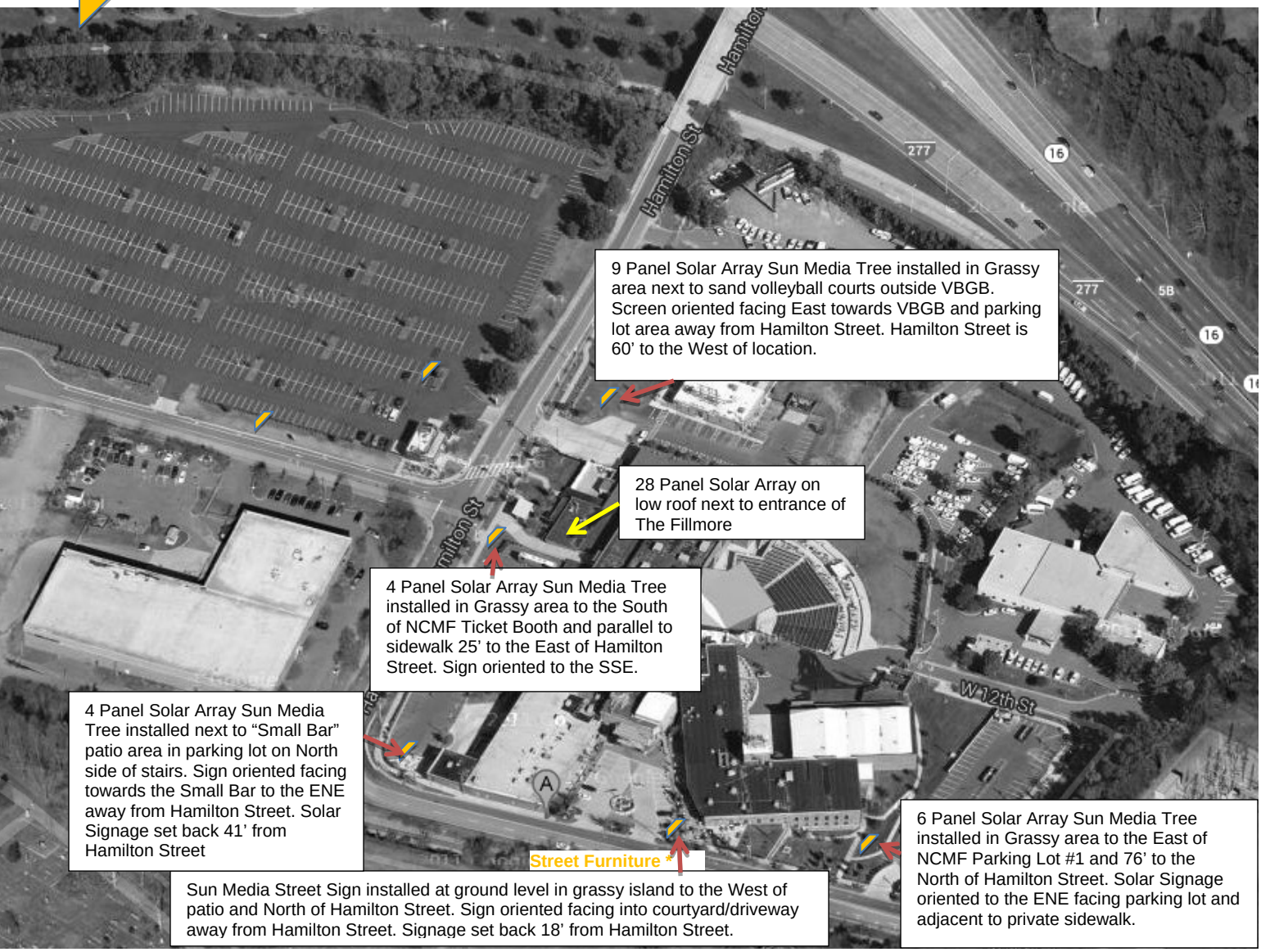
Overlay Legend

- Charlotte Zoning
- Town Zoning

This map or report is prepared for the inventory of real property within Mecklenburg County and is compiled from recorded deeds, plats, tax maps, surveys, planimetric maps, and other public records and data. Users of this map or report are hereby notified that the aforementioned public primary information sources should be consulted for verification. Mecklenburg County and its mapping contractors assume no legal responsibility for the information contained herein.

Indicates Screen Direction.
Short side is front facing screen

NC Music Factory SMT Locations



9 Panel Solar Array Sun Media Tree installed in Grassy area next to sand volleyball courts outside VBGB. Screen oriented facing East towards VBGB and parking lot area away from Hamilton Street. Hamilton Street is 60' to the West of location.

28 Panel Solar Array on low roof next to entrance of The Fillmore

4 Panel Solar Array Sun Media Tree installed in Grassy area to the South of NCMF Ticket Booth and parallel to sidewalk 25' to the East of Hamilton Street. Sign oriented to the SSE.

4 Panel Solar Array Sun Media Tree installed next to "Small Bar" patio area in parking lot on North side of stairs. Sign oriented facing towards the Small Bar to the ENE away from Hamilton Street. Solar Signage set back 41' from Hamilton Street

Street Furniture *

Sun Media Street Sign installed at ground level in grassy island to the West of patio and North of Hamilton Street. Sign oriented facing into courtyard/driveway away from Hamilton Street. Signage set back 18' from Hamilton Street.

6 Panel Solar Array Sun Media Tree installed in Grassy area to the East of NCMF Parking Lot #1 and 76' to the North of Hamilton Street. Solar Signage oriented to the ENE facing parking lot and adjacent to private sidewalk.

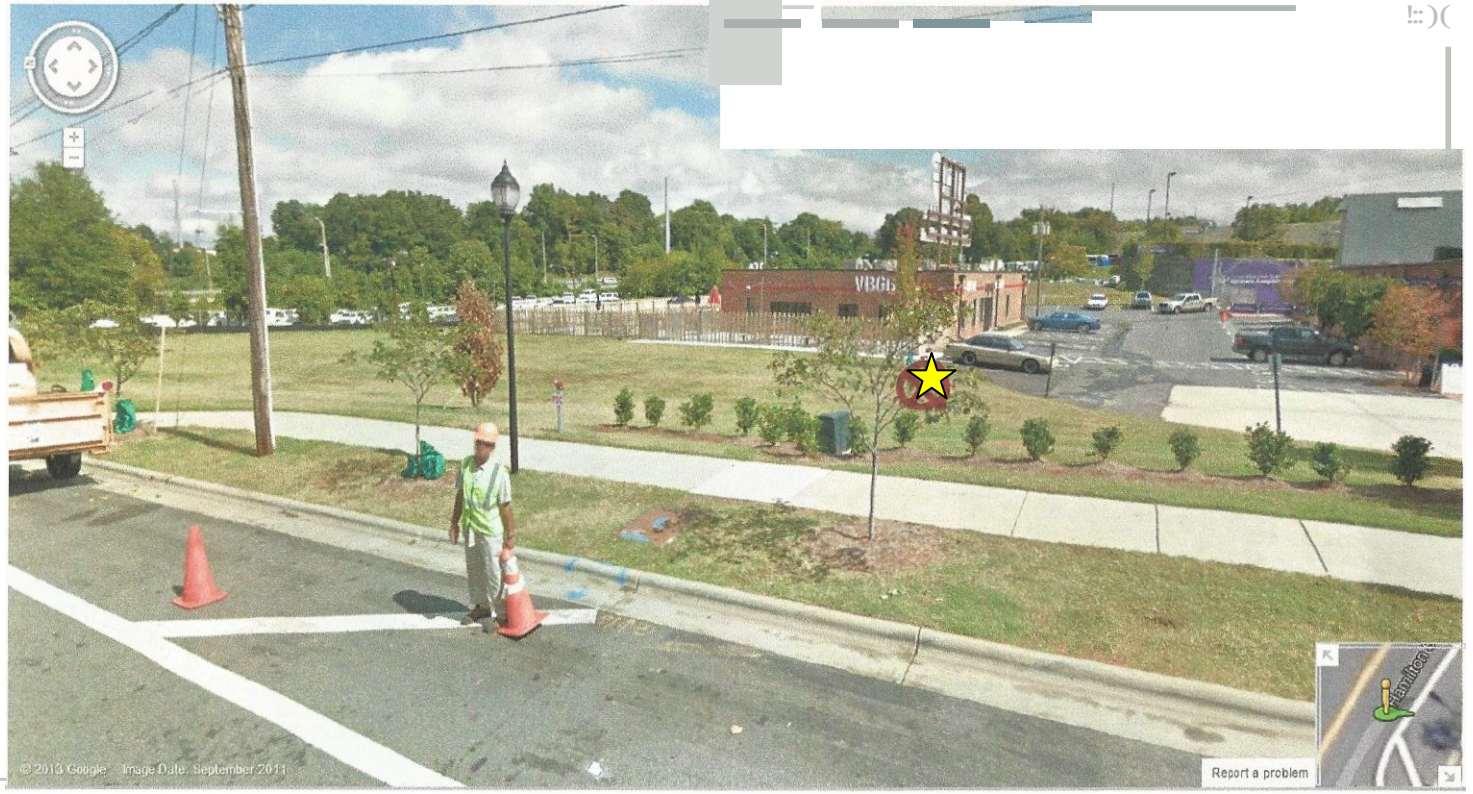
NC Music Factory Digital Screen Locations

To see all the details that are visible on the screen, use the "Print" link next to the map

Go.. gle

1

Location 1. Sun Media Tree will be facing into Parking Lot and seating area of VBGB.



To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

2

Location #2.
Sun Media Tree will be perpendicular to Hamilton Street facing South into building and oncoming sidewalk pedestrian traffic.

To see all the details that are visible on the screen, use the "Pmt" link next to the map.

Go..gle

3

Location #3.
Sun Media Tree will be mounted in Parking lot next to patio.
Screen will face into building and parking / patio area.

To see allthe details that are visible on the screen. use the "Prinr' link next to *tne* map.

Go·gle

4

Location #4.
Ground Mounted Sun Media “Street Furniture” will be in grassy island facing in toward to patio and parking lot areas.

To see all the details that are visible on the screen, use the "Print" link next to the map.

Google

5

Location #5.
Sun Media Tree will be located between the parking lot and pedestrian walkway and will be facing into the parking lot area.

6 MM STREET FURNITURE VIDEO DISPLAY

LED STREET LEVEL DISPLAYS

Digital street furniture provides a sleek, European-inspired design that compliments surrounding architecture, emphasizing your message–not the medium. Vibrant images and unsurpassed picture quality capture the attention of passers-by and deliver maximum visibility to both scheduled advertising and timely information. Industry-leading technology combined with Daktronics proven reliability ensures that your message is delivered. Make a statement and a substantial Return on Investment with Daktronics digital street furniture.

SLEEK, REFINED DESIGN
Aesthetically pleasing design that emphasizes the advertiser's message while complimenting surrounding architecture.

SUN-CUTTING BRIGHTNESS
6,000 nits of adjustable brightness means messages are seen in any environment, any time of day, creating the only true daylight viewable solution.

LONGEST-LASTING TECHNOLOGY
Daktronics digital street furniture is built with the highest-quality LED technology that's proven to last. The operational lifetime of this product is 3-4 times longer when compared to outdoor LCD display technology.

MAXIMUM RETURN ON INVESTMENT
By selecting superior LED technology packaged in a high-contrast module design, users save on power consumption while providing superior image quality and vivid picture detail.

UNSURPASSED APPLICATION FLEXIBILITY
From campuses to cityscapes, arenas and beyond, Daktronics digital street furniture is specifically designed for high impact on slow-moving vehicular and pedestrian traffic.

MOST ROBUST TECHNOLOGY
Specifically built for harsh outdoor environments, this product features UV and vandal resistant glass, weather sealed components, and runs cooler than LCD displays. Users have peace-of-mind in product reliability.

24/7 DISPLAY HEALTH
Daktronics remote diagnostics increases display uptime and provides an immediate response should an error occur.

NO NONSENSE CONTROL
Daktronics proprietary content management system provides user friendly attributes and the power to manage large networks.

KEEP COMMUNITIES SAFE
Daktronics digital street furniture accepts feeds that provide emergency information to one, or a network of displays at a moment's notice.

ULTIMATE POWER CONTROL
Displays come standard with remote power control. Safely shut down from a remote location in inclement weather and eliminate service visits to restore power.

WHISPER QUIET VENTILATION
An innovative ventilation system eliminates unnecessary background noise.

201 Daktronics Dr. PO Box 5128 Brookings, SD 57006-5128
tel 800-325-8766 605-697-4300 fax 605-697-4700
www.daktronics.com e-mail sales@daktronics.com
Copyright © 2013 Daktronics DD2514336 Rev 03 061913

DAKTRONICS

DAKTRONICS

STREET FURNITURE 6 MM SINGLE FACE PRODUCT SPECIFICATION

2 Square Meter Configuration

Pixel Configuration	RGB 3-in-1 SMD
Screen Configuration	240 x 192 pixels
Active Area	1585 mm x 1268 mm - (62.4" x 49.9")
Panel Dimensions (HxWxD)[1]	1820 mm x 1460 mm x 220 mm - (71.65" x 57.48" x 8.66")
Diagonal Measurement	80" (2032 mm)
Pixels per Square Meter	22,927 pixels per square meter
System Maximum Power[2]	1594 watts
System Average Power[2]	485 watts
Weight	260 kg - 573 lbs (component & cabinet weight)
Processing	22 bit (Distributed)
Color Capacity	16 bit (281 trillion colors)
Dimming	256 levels
Color Temperature	3000° - 10,000° K (adjustable)
Calibration	Full depth, LED to LED
LED Refresh Rate	4800 Hz
Calibrated Intensity (measured at 6,500 deg K)[3]	6000 nits (cd/sm)
Lifetime	100,000 hours
Data Transmission to Display	Ethernet, 3G/4G compatible
Temperature Rating[4]	-35° to 45° C (-31° to 113° F)
Ventilation System	Forced Air/Filter
Protection	UV and vandal-resistant glass

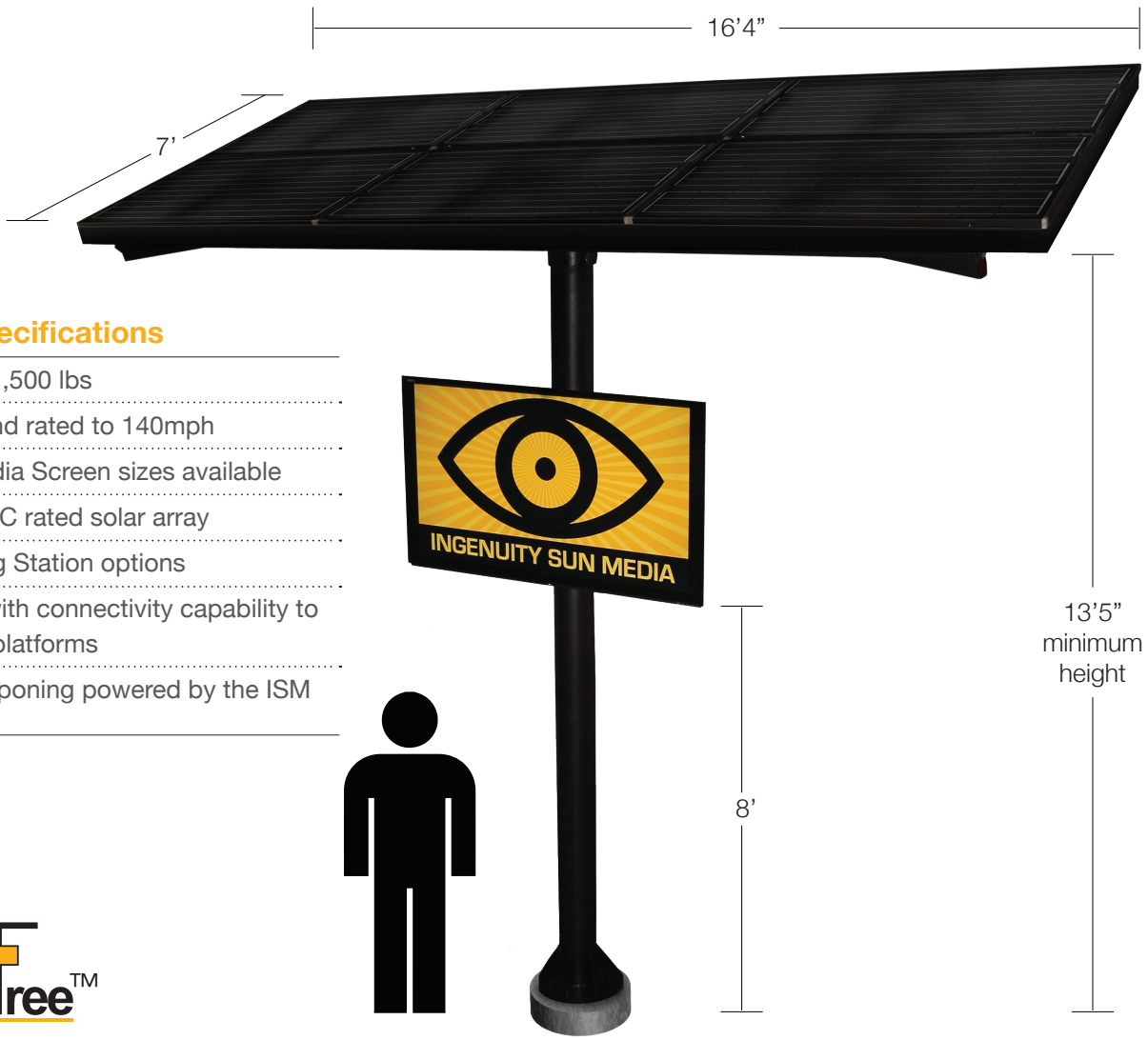
2.5 Square Meter Configuration

Pixel Configuration	RGB 3-in-1 SMD
Screen Configuration	288 x 192 pixels
Active Area	1902 mm x 1268 mm - (74.9" x 49.9")
Panel Dimensions (HxWxD)[1]	2137 mm x 1460 mm x 220 mm - (84.13" x 57.48" x 8.66")
Diagonal Measurement	90" (2286 mm)
Pixels per Square Meter	22,927 pixels per square meter
System Maximum Power[2]	1905 watts
System Average Power[2]	570 watts
Weight	295 kg - 650 lbs (component & cabinet weight)
Processing	22 bit (Distributed)
Color Capacity	16 bit (281 trillion colors)
Dimming	256 levels
Color Temperature	3000° - 10,000° K (adjustable)
Calibration	Full depth, LED to LED
LED Refresh Rate	4800 Hz
Calibrated Intensity (measured at 6,500 deg K)[3]	6000 nits (cd/sm)
Lifetime	100,000 hours
Data Transmission to Display	Ethernet, 3G/4G compatible
Temperature Rating[4]	-35° to 45° C (-31° to 113° F)
Ventilation System	Forced Air/Filter
Protection	UV and vandal-resistant glass

Note 1: Panel dimensions are limited to panel specifically and do not include support structure and/or cabinet.
Note 2: Power draw varies depending upon display ventilation.
Note 3: Measurement taken with display behind protective glass.
Note 4: Temperature range is based on typical usage (100% brightness, 50% content). Display will operate above listed temp range but will see greater rates of dimming.
Note 5: Customized street furniture possible within limits imposed by ventilation requirements and UV glass manufacturing limitations.
Note 6: Consistent with Daktronics policy of continuing product improvement, specifications shown on this document are subject to change without notice.

201 Daktronics Dr. PO Box 5128 Brookings, SD 57006-5128
tel 800-325-8766 605-697-4300 fax 605-697-4700
www.daktronics.com e-mail sales@daktronics.com
Copyright © 2013 Daktronics DD2514336 Rev 03 061913

DAKTRONICS



Sun Media Tree Specifications

- Approximate weight of 1,500 lbs
- PE stamped design. Wind rated to 140mph
- Multiple LED Digital Media Screen sizes available
- Approximately 1.5 kW DC rated solar array
- Electric Vehicle Charging Station options
- Digital Media Network with connectivity capability to exisiting internal digital platforms
- Digital platform and couponing powered by the ISM Shoppers Network™

Sun Media Tree™

INGENUITY SUN MEDIA™

Available Options

Security Cameras

Arecont

LED Lighting

CREE Aeroblades

EV Charging Stations *(Single and Dual Level II)*

Coulomb Technologies

Schneider Electric

General Electric

Contact
111 Canfield Avenue Suite B12
Randolph, NJ 07869
973-970-9860
www.ingenuitysunmedia.com

Sales

John Morgan, jmorgan@ingenuitysunmedia.com / C. 908-625-7577 / O. 973-970-9862
President / Business Development / Founder

R.C. Olsen, rcolsen@ingenuitysunmedia.com / C. 704-526-8234 /
Southeast Regional Sales Manager 405 Palmerston Lane Waxhaw, NC 28173

Marketing

Nelson Martinez, nmartinez@ingenuitysunmedia.com / C. 917-699-9127 / O. 973-970-9863
CEO / System Designer / Founder

Jason Wilson, jwilson@ingenuitysunmedia.com / C. 484-358-1550
Director of Media Sales