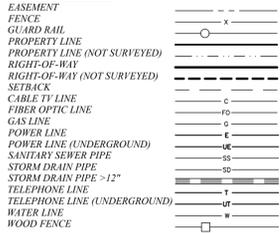


LEGEND

- BFP - BACK FLOW PREVENTOR
C&G - CURB & GUTTER
CB - CATCH BASIN
CI - CURB INLET
CMP - CORRUGATED METAL PIPE
CP - CALCULATED POINT
CYP - CORRUGATED PLASTIC PIPE
CO - CLEAN OUT
D.B. - DEED BOOK
DI - DROP INLET
DIP - DUCTILE IRON PIPE
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
EOG - EDGE OF GRAVEL
EOP - EDGE OF PAVEMENT
EU - END UNKNOWN
FC - FIRE CONNECTION
FFE - FINISHED FLOOR ELEVATION
FH - FIRE HYDRANT
FP - FLAG POLE
FY - FIRE VALVE
GDP - GUARD POST
GLT - GROUND LIGHT
GM - GAS METER
GP - GATE POST
GH - GAS VALVE
GW - GUY WIRE
HVC - HEATING, VENTILATION, AIR COND.
HW - HEADWALL
ICV - IRRIGATION CONTROL VALVE
JBX - JUNCTION BOX
LMP - LAMP POST
LP - LIGHT POLE
(M) - MEASURED
MBX - MAILBOX
M.B. - MAP BOOK
MW - MONITORING WELL
N.G.S. - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
OHANG - OVERHANG
PB - POWER BOX
PIN - PARCEL IDENTIFICATION NUMBER
PM - POWER METER
PMH - POWER MANHOLE
PP - POWER POLE
PG - PIGE
PVC - PLASTIC PIPE
(R) - RECORDED
R/W - RIGHT-OF-WAY
RCP - REINFORCED CONCRETE PIPE
RW - RETAINING WALL
SBB - BILLBOARD
SDMH - STORM DRAIN MANHOLE
SMP - MULTI-POST SIGN
SSMH - SANITARY SEWER MANHOLE
(T) - TOTAL
TB - TELEPHONE BOX
TERR - TERRACOTTA PIPE
TMH - TELEPHONE MANHOLE
TSM - TRAFFIC SIGNAL BOX
TVB - CABLE TV BOX
WB - WATER BOX
WM - WATER METER
WSP - WATER SPIGOT
WV - WATER VALVE

LINE LEGEND

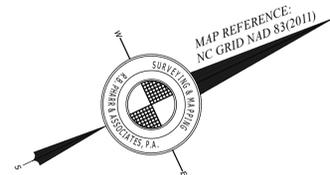


PARKING

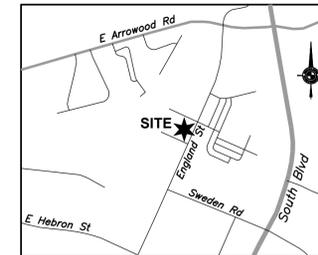
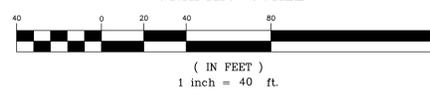
- 46 - REGULAR PARKING SPACES
2 - HANDICAPPED PARKING SPACES
48 - TOTAL PARKING SPACES

LEGAL DESCRIPTION

BEING ALL OF LOT 10/11, OF SOUTH OAK PARK, AS SAME AS SHOWN ON MAP THEREOF RECORDED IN MAP BOOK 24, AT PAGE 296 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.



GRAPHIC SCALE

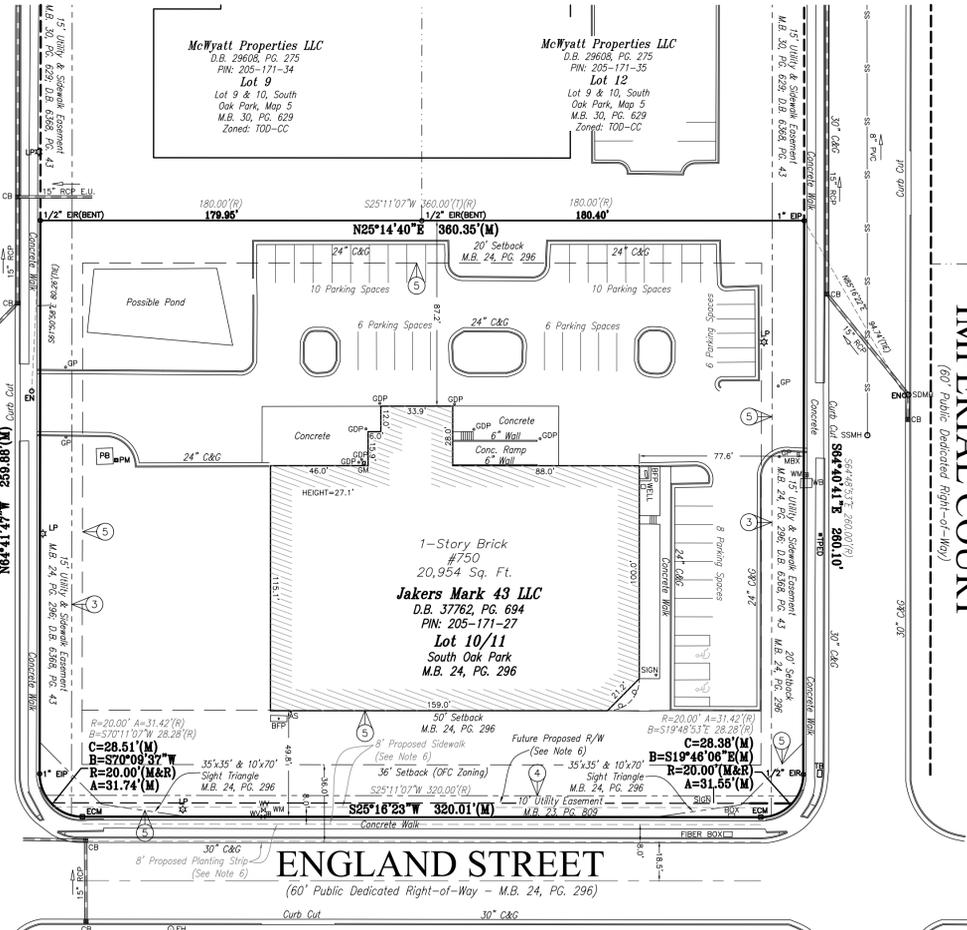


CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. NAC250712-NC, EFFECTIVE DATE, SEPTEMBER 04, 2025
SCHEDULE B - II (EXCEPTIONS)

- 1. Declaration of Covenants, Conditions and Restrictions for South Oak Park recorded in Book 6368, Page 43; amended by Amendment to Declaration of Covenants, Conditions and Restrictions for South Oak Park recorded in Book 12869, Page 83; and that Affidavit Re: New Construction Plan Approval Under South Oak Park Restrictions recorded in Book 39737, Page 345. (PLOTTED AS SHOWN HEREON)
2. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 23, Page 809. (PLOTTED AS SHOWN HEREON)
3. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 24, Page 296. (PLOTTED AS SHOWN HEREON)
4. Building restriction lines, easements, and any other matters shown on map or plat recorded in Map Book 30, Page 629. (LIES TO THE WEST OF SUBJECT PROPERTY, NO PLOTTABLE MATTERS THAT AFFECT)
5. Easement(s) and right(s)-of-way for roads or public/private utilities.
6. Easement(s) or right(s)-of-way in favor of Southern Bell Telephone and Telegraph Co., Incorporated recorded in Book 717, Page 226. (GENERAL IN NATURE)
7. Easement(s) or right(s)-of-way in favor of Southern Public Utilities Company recorded in Book 788, Page 64. (GENERAL IN NATURE)
8. Easement(s) or right(s)-of-way in favor of Southern Public Utilities Company recorded in Book 790, Page 571. (GENERAL IN NATURE)
9. Exchange Plant Permit in favor of Southern Bell Telephone and Telegraph Company recorded in Book 1074, Page 289. (GENERAL IN NATURE)
10. Exchange Plant Permit in favor of Southern Bell Telephone and Telegraph Company recorded in Book 1078, Page 342. (GENERAL IN NATURE)
11. Right-of-Way Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Book 4342, Page 257. (DOES NOT AFFECT SUBJECT PARCEL)
12. General Permit in favor of Southern Bell Telephone and Telegraph Company recorded in Book 1673, Page 573. (GENERAL IN NATURE)
13. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 2017, Page 35. (GENERAL IN NATURE)
14. Easement(s) or right(s)-of-way in favor of Duke Power Company recorded in Book 2235, Page 19. (GENERAL IN NATURE)
15. Mutual Easement Agreement by and between Arrowood Limited Partnership and South Boulevard Limited Partnership recorded in Book 5953, Page 873. (AFFECTS SUBJECT PARCEL, BUT EASEMENTS DO NOT FALL ON SUBJECT PROPERTY)
16. Deed of Right-of-Way and Easement Agreement by and between Arrowood Limited Partnership and South Boulevard Limited Partnership recorded in Book 5953, Page 914. (DOES NOT AFFECT SUBJECT PARCEL)
17. Right of Way Agreement in favor of the City of Charlotte recorded in Book 6344, Page 583. (DOES NOT AFFECT SUBJECT PARCEL)

WINDSOR OAK COURT
(60' Dedicated Public Right-of-Way)



IMPERIAL COURT
(60' Public Dedicated Right-of-Way)

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. BROKEN LINES UNLESS THEY HAVE A METES AND BOUNDS DESCRIPTION, INDICATE PROPERTY LINES NOT SURVEYED.
6. ENGLAND STREET IS A ARTERIAL STREET SHOWN AS AN "2 AVENUE, BIKE LANES" ON THE CHARLOTTE STREETS MAP (ADOPTED 8/22/22, AMENDED JUNE 2023) AND MAY BE SUBJECT TO A DISTANCE OF 18.5' FROM CENTERLINE TO FUTURE BACK OF CURB, A 9' PLANTING STRIP, AND A 8' SIDEWALK/SHARED USE PATH WIDTH, AS DETERMINED BY CDOT, PER CHARLOTTE UDO (ADOPTED 8/22/22) TABLE 33-1. IF BUILDING IS TWO FEET OR MORE BEHIND THE REQUIRED SHARED-USE PATH, THE RIGHT-OF-WAY SHALL BE INCREASED BY TWO (2) FEET OR SHALL BE PUT IN A SIDEWALK UTILITY EASEMENT (SUE).
7. 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 DISCLAIMER

NO ZONING REPORT WAS PROVIDED AT TIME OF SURVEY, PURSUANT TO ALTA TABLE A ITEM 6 PURCHASER/DEVELOPER TO VERIFY ZONING REQUIREMENT PRIOR TO FURTHER DEVELOPMENT OF SITE.
SUBJECT PROPERTY ZONED: OFC
ZONING RESTRICTIONS AS PER ZONING ORDINANCE:
MINIMUM SETBACK: 35' (from future back of curb)
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 20'
MAXIMUM BUILDING HEIGHT: 50' or 80' with Bonus
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.

ALTA OPTIONAL TABLE A ITEMS STATEMENT

- 1. IRON PINS OR MONUMENTS AT CORNERS SHOWN.
2. ADDRESS SHOWN IN TITLE BLOCK AND/OR BUILDINGS AS OBSERVED WHILE CONDUCTING FIELD WORK OR RESEARCH ON GIS.
3. FLOOD ZONE - SEE FLOOD CERTIFICATION SHOWN HEREON.
4. GROSS LAND AREA SHOWN HEREON.
5. VERTICAL RELIEF INFORMATION - SEE NOTE 4 AND BENCHMARKS AS SHOWN HEREON.
6(a). SEE ZONING NOTE AND DISCLAIMER IF NO REPORT HAS BEEN PROVIDED.
7(a). EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL SHOWN HEREON.
(b)(1). SQUARE FOOTAGE OF BUILDING AT GROUND LEVEL SHOWN HEREON.
(c). MEASURED HEIGHT OF ALL BUILDINGS ABOVE GRADE SHOWN HEREON.
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK (IN ADDITION TO THE IMPROVEMENTS AND FEATURES REQUIRED PURSUANT TO SECTION 5 ABOVE) (E.G. PARKING LOTS, BILLBOARDS, SIGNS, SWIMMING POOLS, LANDSCAPED AREAS, SUBSTANTIAL AREAS OF REFUSE).
9. NUMBER AND TYPE OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING SPACES, LOTS AND IN PARKING STRUCTURES, STRIPING OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS AND LOTS.
11. THE LOCATION OF UNDERGROUND UTILITIES, NOT REQUIRED PURSUANT TO SECTION 5.E.iv, WAS NOT MADE PART OF THE SCOPE OF THE WORK TO PRODUCE THIS SURVEY. NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT, NOR WAS A UTILITY LOCATE REQUEST MADE.
13. NAMES OF ADJOINING OWNERS SHOWN HEREON.
16. NO EVIDENCE OF EARTH MOVING WORK ON THE PROPERTY AT THE TIME OF SURVEY.
17. NO EVIDENCE OF PROPOSED STREET R/W LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
18. PURSUANT TO SECTIONS 5 AND 6 (AND APPLICABLE SELECTED TABLE A ITEMS, EXCLUDING TABLE A ITEM 1), INCLUDE AS PART OF THE SURVEY ANY PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENT DISCLOSED IN DOCUMENTS PROVIDED TO OR OBTAINED BY THE SURVEYOR.

UTILITIES

POWER:
DUKE ENERGY: 1-800-777-9898
TELEPHONE:
AT&T: 1-888-757-6500
WATER & SEWER:
CHARLOTTE WATER: (704) 336-2564
GAS:
Piedmont Natural Gas Co.: 1-800-752-7504
CABLE TELEVISION:
SPECTRUM: 1-800-992-2253
NO ONE CALL:
811 (CALL BEFORE YOU DIG)

UNDERGROUND UTILITY DISCLAIMER

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.

ALTA/NSPS CERTIFICATION

TO: FIRST HORIZON BANK; CHICAGO TITLE INSURANCE COMPANY;
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 ALTAS/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 13, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 30, 2025.

C. Clark Neilson, 10/08/2025
C. CLARK NEILSON, DATE
cneilson@rpharr.com

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 SEPTEMBER 2, 2019. MAP NUMBER: 3710453000L; ZONE 'X'

THIS IS TO CERTIFY THAT ON THE 30TH DAY OF SEPTEMBER 2025, 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: C. Clark Neilson

AREA= 100,748 SQ. FT. OR 2.3128 ACRES

Table with columns for REVISIONS, ALTA/NSPS LAND TITLE SURVEY FOR FIRST HORIZON BANK, R.B. PHARR & ASSOCIATES, P.A., and a grid for CREW, DRAWN, REVISED, SCALE, DATE, and JOB NO.