

SITE INFORMATION

N/F: LLOYD MEEKINS, JR. AND WIFE, DEBRA S. MEEKINS
4070 EAST 5TH STREET (NC-211), LUMBERTON, NC 28358
APN: 030190797500, 030191415200
030190363400, 030191337795, 030180589700
915,975 ± SQUARE FEET, OR 21.028 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #GB26014756, DATED JUNE 02, 2026 AT 8:00 AM.

SCHEDULE A DESCRIPTION

TRACT ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING ABOUT 2 1/4 MILES SOUTHEAST OF THE CENTER OF THE CITY OF LUMBERTON, N.C., ADJACENT TO AND ON THE NORTHERN SIDE OF THE CSX TRANSPORTATION COMPANY RAILROAD (MAIN TRACK) AND ON THE NORTHERN SIDE OF BUT NOT ADJACENT TO SR 2115 AND ON THE SOUTHERN SIDE OF BUT NOT ADJACENT TO N.C. HIGHWAY 211 AND ADJOINING THE LANDS OF NASH L. MUSSELWHITE (524/139) ON THE NORTHWEST, NASH L. MUSSELWHITE (557/448) AND LLOYD MEEKINS (627/882) ON THE EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) IN A CANAL AT ITS INTERSECTION WITH THE SOUTHERN RIGHT OF WAY LINE (200 FOOT RIGHT OF WAY) OF THE CSX TRANSPORTATION COMPANY RAILROAD, THE SAME BEING A CORNER WITH NASH L. MUSSELWHITE (524/139) AND BEING LOCATED NORTH 52 DEGREES 29 MINUTES 06 SECONDS EAST 222.23 FEET FROM AN IRON ROD (SET) IN A CANAL AT ITS INTERSECTION WITH THE SOUTHERN RIGHT OF WAY LINE OF SAID CSX TRANSPORTATION COMPANY RAILROAD, A CORNER WITH BARNES PAVING (18-Q/164); THENCE FROM SAID BEGINNING IRON ROD WITH THE CENTER OF SAID CANAL AND BEYOND MUSSELWHITE'S LINE (524/139) NORTH 52 DEGREES 29 MINUTES 06 SECONDS EAST 456.36 FEET TO A CONCRETE MONUMENT (FOUND), MUSSELWHITE'S CORNER (557/448); THENCE WITH MUSSELWHITE'S LINE (557/448) SOUTH 23 DEGREES 33 MINUTES 13 SECONDS EAST 528.85 FEET TO AN IRON ROD (FOUND), A CORNER WITH MUSSELWHITE AND LLOYD MEEKINS (627/882); THENCE WITH MEEKINS LINE SOUTH 23 DEGREES 33 MINUTES 13 SECONDS EAST 117.18 FEET TO A CONCRETE MONUMENT (FOUND) IN THE NORTHERN RIGHT OF WAY LINE (200 FOOT RIGHT OF WAY) OF THE CSX TRANSPORTATION COMPANY RAILROAD, THENCE WITH THE NORTHERN RIGHT OF WAY LINE OF SAID CSX TRANSPORTATION COMPANY RAILROAD NORTH 63 DEGREES 47 MINUTES 18 SECONDS WEST 699.18 FEET TO THE POINT OF BEGINNING, CONTAINING 3.35 ACRES, MORE OR LESS.

TRACT TWO:

LYING AND BEING IN WISHARTS TOWNSHIP, ROBESON COUNTY, NORTH CAROLINA, ABOUT 1 MILES EAST OF THE CITY OF LUMBERTON, SOUTH OF THE ADJOINING N.C. HIGHWAY 211, BEGINNING AT A CONCRETE MARKER ON THE RIGHT OF WAY C.S.X. RAILROAD, BEGINNING CORNER 7.64 ACRE TRACT (BOOK 547, PAGE 765) AND RUNS AS MYRTLE EDENS LINE NORTH 22°12' WEST 117.16' TO AN IRON STAKE, THENCE NORTH 31°30' EAST 1006.08' TO A NAIL IN THE CENTER N.C. HIGHWAY 211, THENCE AS SAID ROAD SOUTH 52°30' EAST 747.0' TO A NAIL, THENCE AS EDGE OF A 60' ROAD SOUTH 38°13' WEST 593.9' TO AN IRON STAKE, THENCE SOUTH 52°30' EAST 52.8' TO AN IRON STAKE, THENCE SOUTH 28°14' WEST 342.9' TO AN IRON STAKE ON THE RIGHT OF WAY OF C.S.X. RAILROAD, THENCE AS SAID RIGHT OF WAY NORTH 62°38' WEST 753.39' TO THE BEGINNING CONTAINING 17.77 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B

- BUILDING RESTRICTION LINES, EASEMENTS, AND ANY OTHER MATTERS SHOWN ON MAP OR PLAT RECORDED IN MAP BOOK 86, PAGE 104 AND MAP BOOK 18, PAGE 68 ("BK 86 PG 104" UNABLE TO DETERMINE, DOES NOT CONTAIN A PLOTTABLE METES AND BOUNDS DESCRIPTION OR DEED REFERENCES) ("BK 18 PG 68" AFFECTS, UNABLE TO DETERMINE EXACT LOCATION OF EASEMENTS DUE TO EXHIBIT BEING PARTIALLY ILLIGIBLE)
- BOUNDARY LINE AGREEMENT RECORDED IN BOOK 1032, PAGE 645 (DOES NOT AFFECT, EFFECTS LIE SOUTH OF NC HWY 2115)
- GRANT OF EASEMENT(S) TO NORTH CAROLINA NATURAL GAS CORP. RECORDED IN BOOK 13A, PAGE 132; BOOK 13A, PAGE 133; BOOK 13C, PAGE 112; AND BOOK 13D, PAGE 17 (DOES NOT AFFECT, EFFECTS LIE SOUTH OF THE PROPERTY)
- DEED FOR HIGHWAY RIGHT OF WAY RECORDED IN BOOK 1889, PAGE 260 (UNABLE TO DETERMINE, DOES NOT CONTAIN A PLOTTABLE METES AND BOUNDS DESCRIPTION OR DEED REFERENCES, FINAL R/W PLANS REFERENCED WITHIN NOT PROVIDED)

PARKING INFORMATION

OBSERVED STRIPED PARKING
AT TIME OF ALTA SURVEY.
2 HANDICAP SIGNS/NO STRIPING

FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 372003110U/3720030100K, WHICH BEARS AN EFFECTIVE DATE OF 01/19/2005 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE "X" - AREA OF MINIMAL FLOOD HAZARD, USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE "X" IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD.

BASIS OF BEARING

THE BASIS OF BEARING OF THIS SURVEY IS GRID NORTH BASED ON THE SOUTHWEST PROPERTY LINE. THE BEARING IS DENOTED AS N66°55'44"W PER GPS COORDINATE OBSERVATIONS NORTH CAROLINA STATE PLANE, NAD83.
LATITUDE = 34°36'17.1171"
LONGITUDE = -78°58'00.2162"
CONVERGENCE ANGLE = 0°01'09.4771"

SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE ALTANSPS SURVEY.

UTILITY INFORMATION

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

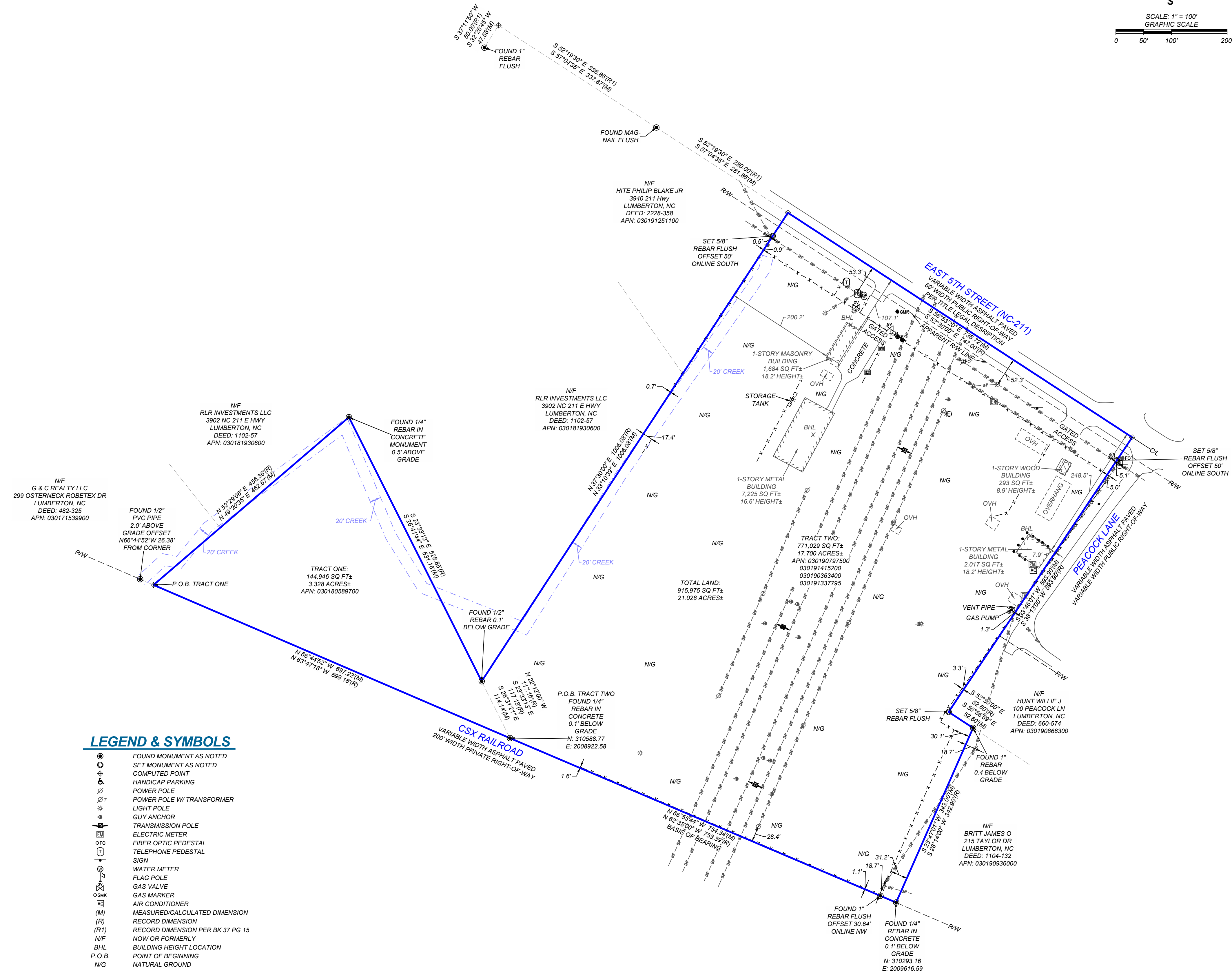
ZONING INFORMATION

AT THE TIME OF THE ALTA SURVEY NO ZONING REPORT OR LETTER HAS BEEN PROVIDED TO THE SURVEYOR BY THE CLIENT OR THE CLIENT'S DESIGNATED REPRESENTATIVE IN ORDER TO LIST (TABLE A ITEM 8(A)) OR GRAPHICALLY DEPICT (TABLE A ITEM 8(B)) THE ZONING REQUIREMENTS HEREON.

ALTA/NSPS LAND TITLE SURVEY

4070 EAST 5TH STREET (NC-211)

LUMBERTON, TOWNSHIP OF WISHARTS, COUNTY OF ROBESON, NORTH CAROLINA 28358



LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- COMPUTED POINT
- HANDICAP PARKING
- POWER POLE
- POWER POLE W/ TRANSFORMER
- LIGHT POLE
- GUY ANCHOR
- TRANSMISSION POLE
- ELECTRIC METER
- FIBER OPTIC PEDESTAL
- TELEPHONE PEDESTAL
- SIGN
- WATER METER
- FLAG POLE
- GAS VALVE
- GAS MARKER
- AIR CONDITIONER
- MEASURED/CALCULATED DIMENSION
- RECORD DIMENSION
- RECORD DIMENSION PER BK 37 PG 15
- NOW OR FORMERLY
- BH/L BUILDING HEIGHT LOCATION
- P.O.B. POINT OF BEGINNING
- NATURAL GROUND
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE
- CENTERLINE
- FENCE LINE
- OVERHEAD POWER LINE

VICINITY MAP

NOT TO SCALE

SITE

E 5TH STREET (NC-211)

PEACOCK LANE

CSX RAILROAD

4070 EAST 5TH STREET (NC-211)

1/4 SECTION 16, TOWNSHIP 11N, RANGE 1E, COUNTY OF ROBESON, NORTH CAROLINA

SCALE: 1" = 100'

GRAPHIC SCALE

0 50' 100' 200'

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SCALE: 1" = 100'

GRAPHIC SCALE

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