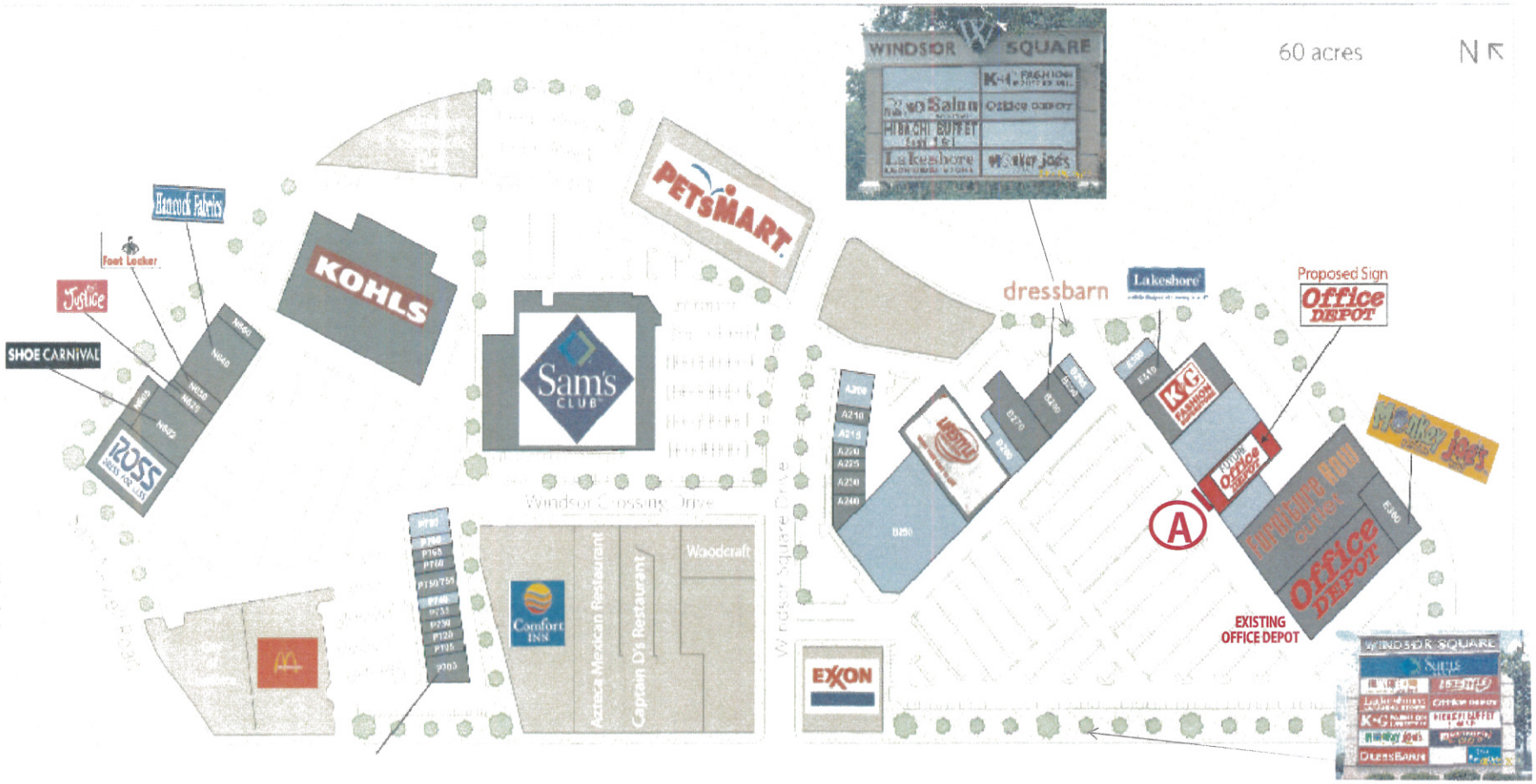
2011-574
7/1/2011

300097 - G2 - SITE PLAN

WINDSOR SQUARE
Charlotte, North Carolina

STERLING ORGANIZATION



THIS DRAWING IS FOR CONCEPTION PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401 · www.idassociatesinc.com

CLIENT: OFFICE DEPOT		REV: 6/29/11 RM	REV:	DRAWN BY: RSM	APPROVED BY:
		REV:	REV:	SCALE: NOTED	APPROVAL DATE:
LOCATION: MATTHEWS, NC	STORE NO: 300097	REV:	REV:	FILE: L:\PRESENTATION\CUSTOMERS\OD\NC\OD-MATTHEWS NC-SIGN EXHIBIT.CDR	Underwriters Laboratories Inc.
ACCOUNT REP: S. BEASLEY	DATE: 4/5/2011	REV:	REV:	DRAWING NO: OD-Matthews NC-Sign_R1	

2011-574
7/1/2011

UTILITIES
POWER
(704) 594-6315 DUKE POWER CO

TELEPHONE
(704) 337-6974 BELL SOUTH TELECOMMUNICATIONS NEW CONNECTIONS (GLENN SUTTON)
(704) 337-9550 EXISTING SERVICES (CAROLYN LANPHIER)

WATER & SEWER
(704) 399-2221 CHAR.-MECK. UTILITY DEPT (CMUD) CONTACT: CARL WILSON

GAS
(704) 525-5585 PIEDMONT NATURAL GAS CO. NEW CONNECTIONS (THERESA BOND)
(704) 525-5585 EXISTING CONNECTIONS (MED BOISH)

CABLE TELEVISION
1-800-632-4649

THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP ARE 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.

LEGAL DESCRIPTION
PHASE I, TRACT I

BEING A PARCEL OF PROPERTY LOCATED IN THE TOWN OF MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN EXISTING IRON ROD ON THE NORTHEASTERN RIGHT-OF-WAY OF U. S. HIGHWAY 74 (VARIABLE PUBLIC RIGHT-OF-WAY), SAID IRON BEING ALSO A CORNER OF COSTCO WHOLESALE CORPORATION PROPERTY AS DESCRIBED IN DEED BOOK 13832, PAGE 458 OF THE MECKLENBURG COUNTY PUBLIC REGISTRY, AND RUNS FROM SAID BEGINNING POINT WITH THE NORTHEASTERLY MARGIN OF U.S. HIGHWAY 74 THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 38 DEGREES 26 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 434.64 FEET TO AN EXISTING NAIL; 2) NORTH 34 DEGREES 47 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 1030.86 FEET TO AN EXISTING IRON ROD, THE SOUTHWESTERLY CORNER OF THE EXXON CORPORATION PROPERTY AS DESCRIBED IN DEED BOOK 5566, PAGE 956 OF SAID REGISTRY; THENCE NORTH 55 DEGREES 09 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 195.00 FEET TO AN EXISTING IRON ROD, THE SOUTHEASTERLY CORNER OF THE EXXON CORPORATION PROPERTY; THENCE NORTH 34 DEGREES 47 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 225.00 FEET TO AN EXISTING NAIL ON THE SOUTHERLY MARGIN OF WINDSOR SQUARE DRIVE (80-FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH THE SOUTHERLY MARGIN OF WINDSOR SQUARE DRIVE THE FOLLOWING TWO COURSES AND DISTANCES: 1) NORTH 55 DEGREES 09 MINUTES 51 SECONDS EAST FOR A DISTANCE OF 357.09 FEET TO AN EXISTING IRON ROD; 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 958.00 FEET AND AN ARC LENGTH OF 306.92 FEET, BEING SUBTENDED BY A CHORD OF NORTH 64 DEGREES 14 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 305.64 FEET TO AN EXISTING NAIL MARKING THE NORTHWESTERLY CORNER OF THE BROYHILL INVESTMENTS, INC. PROPERTY AS DESCRIBED IN DEED BOOK 5556, PAGE 142 OF SAID REGISTRY; THENCE WITH THE BROYHILL INVESTMENTS, INC. PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) SOUTH 07 DEGREES 52 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 105.37 FEET TO AN EXISTING NAIL; 2) SOUTH 26 DEGREES 12 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 257.31 FEET TO AN EXISTING NAIL; 3) SOUTH 78 DEGREES 51 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 169.30 FEET TO AN EXISTING IRON ROD AT THE SOUTHEASTERLY CORNER OF THE BROYHILL INVESTMENTS, INC. PROPERTY, SAID IRON ALSO BEING ON THE WESTERLY MARGIN OF NORTHEAST PARKWAY, FORMERLY KNOWN AS COLLECTOR ROAD (80-FOOT PUBLIC RIGHT-OF-WAY); THENCE WITH THE WESTERLY MARGIN OF NORTHEAST PARKWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 995.00 FEET AND AN ARC LENGTH OF 619.64 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 42 DEGREES 22 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 609.68 FEET TO AN EXISTING IRON ROD, SAID IRON ALSO BEING THE NORTHWESTERLY CORNER OF THE TOWN OF MATTHEWS PROPERTY AS DESCRIBED IN DEED BOOK 6188, PAGE 546 OF SAID REGISTRY; THENCE WITH THE TOWN OF MATTHEWS PROPERTY SOUTH 13 DEGREES 43 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 889.00 FEET TO AN EXISTING IRON ROD, SAID IRON BEING ALSO ON THE NORTHERLY LINE OF COSTCO WHOLESALE CORPORATION PROPERTY AS DESCRIBED IN DEED BOOK 13832, PAGE 458 OF SAID REGISTRY; THENCE WITH THE NORTHERLY LINE OF COSTCO WHOLESALE CORPORATION, PROPERTY SOUTH 60 DEGREES 39 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 269.54 FEET TO THE POINT AND PLACE OF BEGINNING. TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 1,272,214 SQUARE FEET OR 29.2060 ACRES MORE OR LESS, AS SHOWN ON A MAP PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED JUNE 17, 2003; LAST REVISED MAY 21, 2003 AND BEARING FILE # W-1684-2.

FIRST AMERICAN TITLE INSURANCE COMPANY

COMMITMENT # C03-4925 REVISED DATE: APRIL 15, 2003 AT 8:00 AM

NOTES CORRESPONDING TO SCHEDULE B – II EXCEPTIONS

2 & 3. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, INCLUDING EASEMENT, RECORDED IN BOOK 5684, PAGE 118, AS AMENDED IN BOOK 5584, PAGE 128, BOOK 6322, PAGE 884, BOOK 6808, PAGE 303 AND BOOK 7784, PAGE 473 AND DECLARATION RECORDED IN BOOK 5555, PAGE 349 AS AMENDED IN BOOK 5564, PAGE 136, BOOK 5664, PAGE 123, BOOK 6322, PAGE 877 AND BOOK 7155, PAGE 37 AND DECLARATION RECORDED IN BOOK 5700, PAGE 818 AS AMENDED IN BOOK 5770, PAGE 826, BOOK 6322, PAGE 681, AND BOOK 6514, PAGE 1, MECKLENBURG COUNTY REGISTRY, AFFECT THE PROPERTY BUT CONTAIN NO MATTERS THAT CAN BE PLOTTED SPECIFICALLY HEREON.

4. EASEMENTS TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 1074, PAGE 553, BOOK 1074, PAGE 562, AND BOOK 1062, PAGE 153 ARE GENERAL IN NATURE AND CANNOT BE PLOTTED SPECIFICALLY HEREON.

5. EASEMENTS TO MATTHEWS AND WAXHAW TELEPHONE COMPANY RECORDED IN BOOK 1481, PAGE 212, AND EASEMENT TO ALLTEL CAROLINA, INC. SUCCESSOR IN INTEREST TO MATTHEWS AND WAXHAW TELEPHONE COMPANY, RECORDED IN BOOK 5664, PAGE 110 ARE GENERAL IN NATURE AND CANNOT BE PLOTTED SPECIFICALLY HEREON. ACTUAL LINE LOCATIONS ARE SHOWN SCHEMATICALLY IN THE AFORE SAID DOCUMENT, HOWEVER THEIR ACTUAL LOCATION IS UNDETERMINABLE BY THE UNDERSIGNED.

6. EASEMENTS TO DUKE POWER COMPANY RECORDED IN BOOK 1673, PAGE 283, AND BOOK 1717, PAGE 289 ARE GENERAL IN NATURE AND CANNOT BE PLOTTED SPECIFICALLY HEREON.

7. WATER METER EASEMENT TO THE CITY OF CHARLOTTE RECORDED IN BOOK 5845, PAGE 34 IS SHOWN HEREON.

8. NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND REGRESS TO EXXON CORPORATION RECORDED IN BOOK 5566, PAGE 956 IS SHOWN HEREON.

9. TERMS AND CONDITIONS OF THAT RECIPROCAL EASEMENT AGREEMENT BETWEEN WINDSOR SQUARE JOINT VENTURE AND WINDSOR CROSSING JOINT VENTURE RECORDED IN BOOK 5664, PAGE 170 IS SHOWN HEREON.

10. WATER METER RIGHT OF WAY FROM LEHNDORFF WINDSOR SQUARE ASSOCIATES JOINT VENTURE TO CHARLOTTE MECKLENBURG UTILITY DEPARTMENT RECORDED IN BOOK 5781, PAGE 517 IS SHOWN HEREON.

11. FEE SIMPLE DEED TO THE DEPARTMENT OF TRANSPORTATION RECORDED IN BOOK 7165, PAGE 891 RESTRICTING ACCESS TO HIGHWAY 74 IS SHOWN HEREON.

12. UTILITY EASEMENT TO DUKE POWER COMPANY FOR A FIFTY (50) FOOT WIDE RIGHT OF WAY RECORDED IN BOOK 8207, PAGE 583 IS SHOWN HEREON.

13. EASEMENT AGREEMENT BETWEEN LEHNDORFF WINDSOR SQUARE ASSOCIATES JOINT VENTURE AND WINDSOR SQUARE JOINT VENTURE RECORDED IN BOOK 5837, PAGE 408 IS SHOWN HEREON.

14. AGREEMENT BETWEEN WINDSOR SQUARE JOINT VENTURE AND EXXON CORPORATION TO IMPOSE COVENANTS CONDITIONS AND RESTRICTIONS ON WINDSOR SQUARE PROPERTY, RECORDED IN BOOK 5570, PAGE 164 CONTAINS NO MATTERS THAT CAN BE PLOTTED HEREON.

15. EASEMENT TO PIEDMONT NATURAL GAS CO. RECORDED IN BOOK 5564, PAGE 97 IS GENERAL IN NATURE AND CANNOT BE PLOTTED SPECIFICALLY HEREON.

16. EASEMENTS IN THREE LOCATIONS TO THE CITY OF CHARLOTTE RECORDED IN BOOK 5712, PAGE 182 ARE SHOWN HEREON.

17. EASEMENTS TO THE CITY OF CHARLOTTE RECORDED IN BOOK 5770, PAGE 799 ARE SHOWN HEREON.

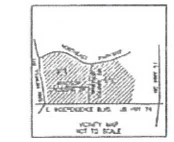
18. EASEMENT TO DUKE POWER COMPANY RECORDED IN BOOK 2775, PAGE 469 IS SHOWN HEREON.

19. TERMS AND CONDITIONS OF THAT RIGHT OF WAY EASEMENT RECORDED IN BOOK 5708, PAGE 818 IS SHOWN HEREON.

20. GENERAL UTILITY EASEMENT AGREEMENT TO THE CITY OF CHARLOTTE FOR A FIFTEEN (15) FOOT UTILITY EASEMENT RECORDED IN BOOK 5384, PAGE 224 IS SHOWN HEREON.

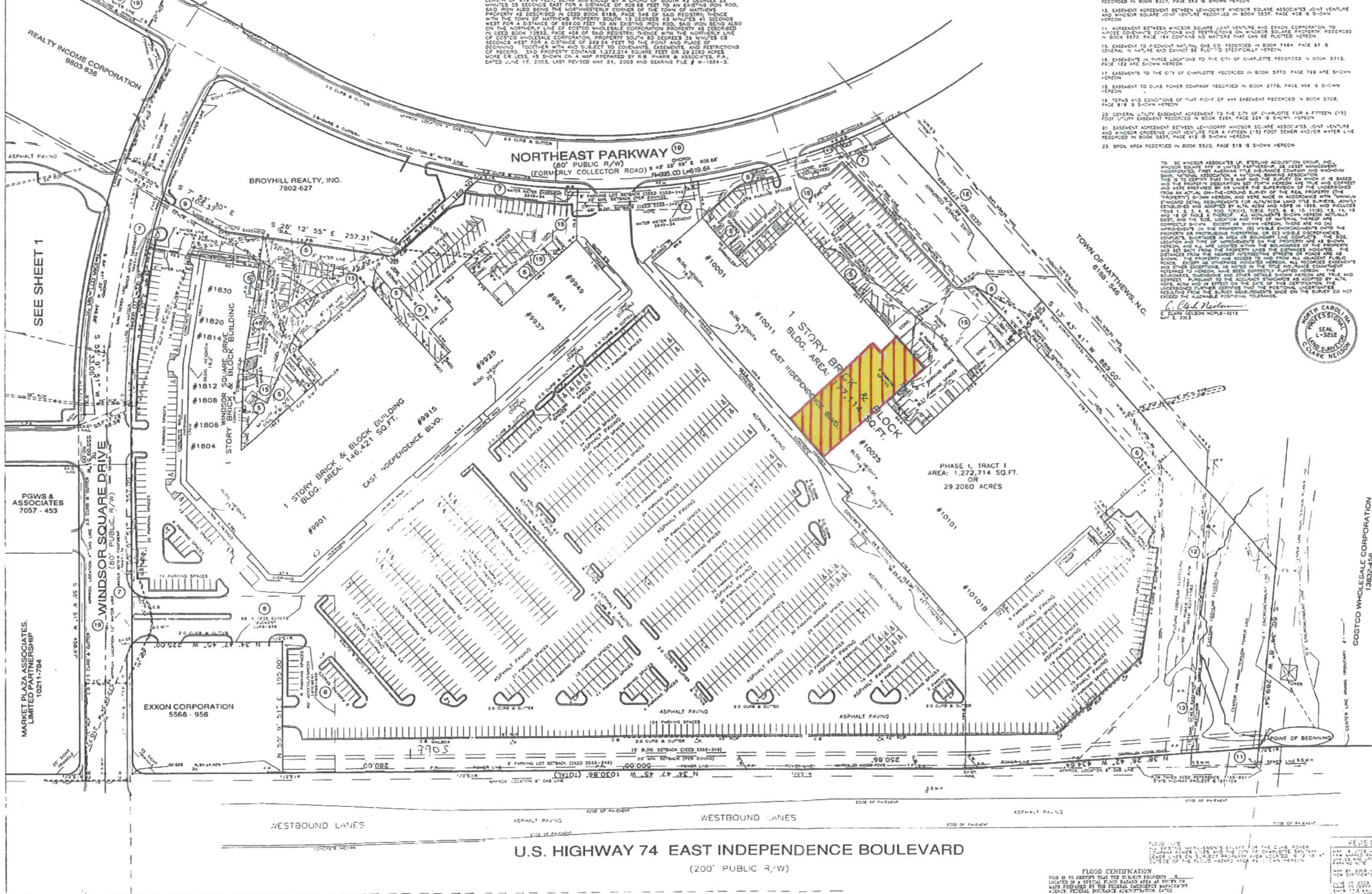
21. EASEMENT AGREEMENT BETWEEN LEHNDORFF WINDSOR SQUARE ASSOCIATES JOINT VENTURE AND WINDSOR CROSSING JOINT VENTURE FOR A FIFTEEN (15) FOOT SEWER AND/OR WATER LINE RECORDED IN BOOK 5837, PAGE 412 IS SHOWN HEREON.

23. SPOIL AREA RECORDED IN BOOK 5520, PAGE 519 IS SHOWN HEREON.



1" = 60'
SCALE IN FEET

REFERENCE: MAP BOOK 21 PAGE 929



TO: SC WINDSOR ASSOCIATES LP, STERLING ACQUISITION GROUP, INC., WINDSOR SQUARE RPF III LIMITED PARTNERSHIP, GE ASSET MANAGEMENT INCORPORATED, FIRST AMERICAN TITLE INSURANCE COMPANY AND WACHOVIA BANK, NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION.
THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND WERE PREPARED BY OR UNDER THE SUPERVISION OF THE UNDERSIGNED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON, AND WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A), 7(B)(1), 7(B)2, 7(C), 8, 9, 10, 11(B), 13, 14, 15 AND 16 OF TABLE A THEREOF. ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE SIZE, LOCATION AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN. EXCEPT AS SHOWN HEREON, THERE ARE NO (A) IMPROVEMENTS ON THE PROPERTY, (B) VISIBLE ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, OR (C) VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE CONFLICTS. THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ON THE PROPERTY ARE AS SHOWN HEREON, AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES THE DISTANCES INDICATED. THE DISTANCES FROM THE NEAREST INTERSECTING STREETS OR ROADS ARE AS SHOWN. THE PROPERTY HAS ACCESS TO AND FROM ALL ADJACENT PUBLIC ROADS. EXCEPT AS OTHERWISE INDICATED HEREON, ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE TITLE INSURANCE COMMITMENT REFERRED TO HEREON, HAVE BEEN CORRECTLY PLATTED HEREON. THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

C. Clark Neilson
C. CLARK NEILSON NCPLS-3212
MAY 2, 2003

NORTH CAROLINA PROFESSIONAL LAND SURVEYOR SEAL L-3212 C. CLARK NEILSON

NOTE:
PURSUANT TO THE ZONING LETTER DATED SEPTEMBER 25, 2001 BY KATHI INGRISH, AICP, PLANNING DIRECTOR OF THE TOWN OF MATTHEWS, NORTH CAROLINA, THE MAXIMUM SQUARE FOOTAGE FOR THE BUILDINGS ON THE SUBJECT PROPERTY IS 627,128 SQ.FT. WHICH MAXIMUM SQUARE FOOTAGE MAY BE INCREASED BY UP TO AN ADDITIONAL 32,887 SQUARE FEET PURSUANT TO THE APPROVAL DATED 8/13/01 BY THE TOWN OF MATTHEWS, NORTH CAROLINA (#305).

LEGEND:
E.I.P. – EXISTING IRON PIN
N.I.P. – NEW IRON PIN
CONC. – CONCRETE
UNCOV. – UNCOVERED
A/C – AIR CONDITIONER
R/W – RIGHT OF WAY
SAN. – SANITARY
REF. – REFERENCE
(handicapped symbol) – HANDICAPPED PARKING
F.V. – FIRE VALVE
S.S.M.H. – SANITARY SEWER MANHOLE
S.D.M.H. – STORM DRAINAGE MANHOLE
C.B. – CATCH BASIN
W.V. – WATER VALVE
W.B. – WATER BOX
W.M. – WATER METER
F.H. – FIRE HYDRANT
C.V. – CONTROL VALVE
C/O – CLEAN-OUT
P.P. – POWER POLE
T.P. – TELEPHONE POLE
L.P. – LIGHT POLE
G.W. – GUY WIRE
SQ.FT. – SQUARE FEET
RCP – REINFORCED CONCRETE PIPE
COV. – COVERED
G.V. – GAS VALVE
G.M. – GAS METER
G.L. – GAS LINE
S.C.V. – SPRINKLER CONTROL VALVE
P.M. – POWER METER
P.B. – POWER BOX
T.B. – TELEPHONE BOX
W.B. – WATER BOX
EXIST – EXISTING
BLDG – BUILDING
APPROX. – APPROXIMATE
UNPL – UNDERGROUND POWER LINE
UNTL – UNDERGROUND TELEPHONE LINE

ZONING NOTE:
SUBJECT PROPERTY ZONED B1CD.
MINIMUM SETBACK ..... 20'
SIDE SETBACK ..... NONE*
REAR SETBACK ..... 20'
MAXIMUM HEIGHT ..... 40'**
* NO SIDE YARD IS REQUIRED, BUT IF THEY ARE PROVIDED, ONE MUST BE A MINIMUM OF 8 FEET AND THE OTHER 4 FEET.
** DECLARATIONS IN DEED 5555-349 STATE BUILDINGS MUST BE ONE STORY
CONTACT CHARLOTTE MECKLENBURG BUILDING STANDARDS DEPARTMENT FOR VERIFICATION OF ZONING REQUIREMENTS.

THERE ARE 3,331 PARKING SPACES ON THE PREMISES, OF WHICH 81 PARKING SPACES ARE HANDICAPPED PARKING SPACES. THE SIZE OF PARKING SPACES FOR PARKING ANGLE 90° AT CURB UNDER APPLICABLE ZONING REQUIREMENTS IS 8.5' x 17.0'. THE AVERAGE PARKING SPACE SHOWN IS 9' x 18'. THE NUMBER OF PARKING SPACES REQUIRED FOR THE PREMISES UNDER THE APPROVED SITE PLAN IS 2,092 (WHICH INCLUDES AN OUTLOT WHICH IS NOT NOW PART OF THE PREMISES) AND WHICH WOULD BE REQUIRED UNDER THE PRESENTLY APPLICABLE ZONING REQUIREMENTS IS 3,321 (THIS IS THE SAME AMOUNT AS REQUIRED IN THE DECLARATIONS OF COVENANTS, CONDITIONS, & RESTRICTIONS), OF WHICH 42 [illegible] HANDICAPPED PARKING SPACES, BASED [illegible] THE SQUARE FOOTAGE OF THE BUILDINGS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 45-58-08 E	34.40'
L2	N 36-14-55 E	27.20'
L3	N 33-22-50 E	75.00'
L4	N 25-14-26 E	74.95'
L5	N 16-51-13 E	74.97'
L6	N 07-16-38 E	70.32'
L7	N 33-29-13 E	41.11'
L8	N 36-14-55 E	27.95'
L9	N 33-22-50 E	77.89'
L10	N 25-14-26 E	79.26'
L11	N 16-51-13 E	79.68'
L12	N 07-16-38 E	78.35

U.S. HIGHWAY 74 EAST INDEPENDENCE BOULEVARD
(200' PUBLIC R/W)

TOTAL AREA: 2,621,318 SQ.FT.
OR
60.1772 ACRES

FLOOD NOTE
ALL EXISTING IMPROVEMENTS EXCEPT FOR THE DUKE POWER COMPANY POWER LINES AND THE CITY OF CHARLOTTE SANITARY SEWER LINES ON SUBJECT PROPERTY AREA LOCATED IN [illegible] OUTSIDE OF THE FLOOD HAZARD AREA AS SHOWN HEREON.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED FEBRUARY 3, 1993.

THIS IS TO CERTIFY THAT ON THE 02 DAY OF MAY 20 03 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
MAY 16, 2003 – TO SHOW NEW MARKED PARKING SPACES AND UPDATE PARKING NOTE
MAY 21, 2003 – TO SHOW NEW CERTIFICATION
JUNE 17, 2003 – ADD NAME TO CERTIFICATION AND SHOW TITLE EXCEPTION #19 ON MAPS WHERE IT APPLIES

ALTA/ACSM LAND TITLE SURVEY FOR
STERLING ACQUISITION GROUP, INC
WINDSOR SQUARE SHOPPING CENTER
EAST INDEPENDENCE BLVD & WINDSOR SQUARE DR
MATTHEWS, MECKLENBURG COUNTY, NORTH CAROLINA
TAX NUMBERS: 193-302-02 & 193-303-03 & 09
MAP BOOK 21 PAGES 929, 930 & 972
JOB NUMBER: 58575 DC FILE: 58575
SHEET 2 OF 2

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
420 HAWTHORNE LANE CHARLOTTE, N.C. 28204 TEL (704) 376-2186

DRWN	CHKD	REVSD	SCALE	DATE	FILE NO
DA	KB	KB	1" = 60'	MAY 2, 2003	W-1684-1 / JOB NO. 58575