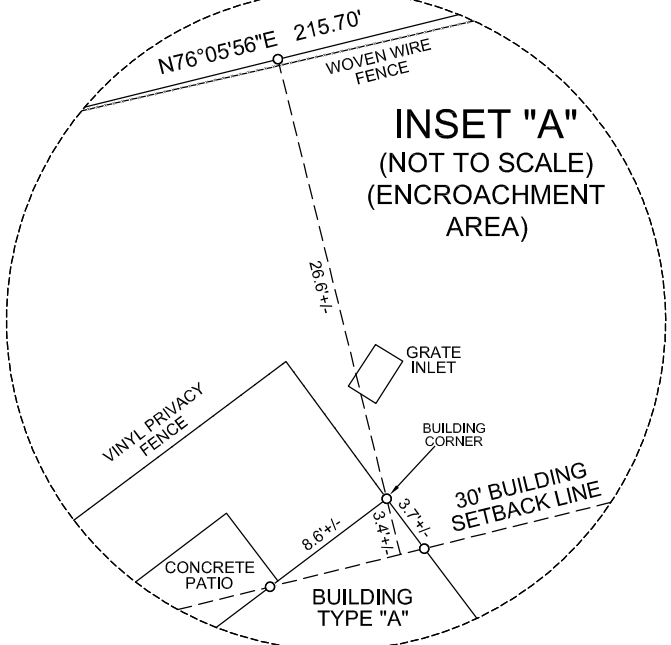


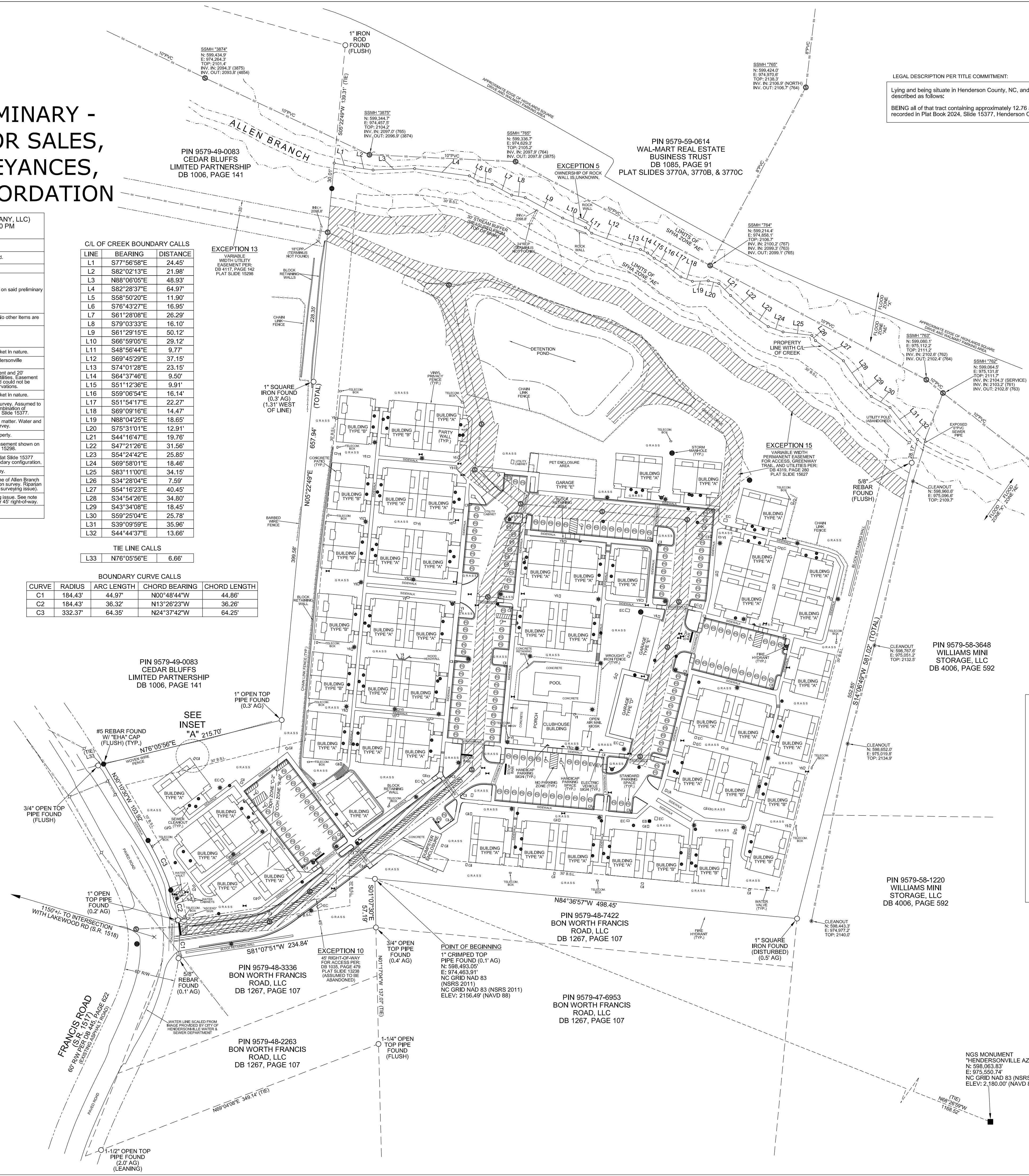
CHICAGO TITLE INSURANCE COMPANY (ISSUING OFFICE: CHICAGO TITLE COMPANY, LLC)			
COMMITMENT NO.: 26-02634TR COMMITMENT DATE: MARCH 9, 2026 AT 05:00 PM			
SCHEDULE B, PART II EXCEPTIONS FROM COVERAGE			
EX. NO.	DESCRIPTION	REFERENCE	COMMENT
1	Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records ...	None	No such matters discovered.
2	Taxes or assessments for the year 2020 ...	None	Not a surveying matter.
3	Any discrepancy, conflict, matters regarding access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean highwater mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by a current inspection and accurate and complete land survey of the Land.	None	All known items are shown on said preliminary survey.
4	Covenants, conditions, restrictions, easements, and liens ...	DB 4117, P. 156	No easements described. No other items are surveying matters.
5	Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance ...	Plat Slide 15376 Plat Slide 14729 Plat Slide 15376 Plat Slide 15377	All observed items shown.
6	Easement ...	DB 482, P. 486	Electric right-of-way is blanket in nature.
7	Ordinance ...	DB 4020, P. 533	Annexation by City of Hendersonville referenced in note.
8	Right-of-Way Easement Agreement ...	DB 615, P. 105 DB 620, P. 363	Deed specifies 10' permanent and 20' temporary easements for utilities. Easement location is not specified and could not be determined from field observations.
9	Right-of-Way Deed ...	DB 169, P. 484	Electric right-of-way is blanket in nature.
10	Easement ...	DB 1035, P. 479	Right-of-way is shown on survey. Assumed to be abandoned due to reconstruction of property shown in Plat Slide 15377.
11	Utility Easement Agreement ...	DB 4091, P. 253	Agreement not a surveying matter. Water and sewer utilities shown on survey.
12	Temporary Construction Easements Agreement ...	DB 4117, P. 113	Does not affect subject property.
13	Utility Infrastructure Easement Agreement ...	DB 4117, P. 142	Not on subject property. Easement shown on survey. See also Plat Slide 15398.
14	Instrument of Combination ...	DB 4163, P. 249	Tax parcels as shown. Plat Slide 15377 combined into current boundary configuration.
15	Easements in the City of Hendersonville ...	DB 4319, P. 280	Easement shown on survey.
16	Rights of others to and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights adjacent to the Land ...	None	Current location of riparian of All Branch was located and is shown on survey. Riparian rights are not known (not a surveying matter).
17	Any to any portion of the Land lying within the right of way of Mastermold Lane ...	None	Title to land not a surveying issue. See note for Exception #10 above for 45' right-of-way.
18	Rights of tenants in possession, as tenants only, under unrecorded leases ...	None	Not a surveying matter.

C/L OF CREEK BOUNDARY CALLS		
LIN	BEARING	DISTANCE
L1	S77°56'58"E	24.45'
L2	S82°02'13"E	21.98'
L3	N88°06'05"E	48.93'
L4	S82°28'37"E	64.97'
L5	S58°50'20"E	11.90'
L6	S76°43'27"E	16.95'
L7	S61°28'08"E	26.29'
L8	S79°03'33"E	16.10'
L9	S69°03'33"E	50.72'
L10	S68°59'05"E	29.12'
L11	S48°56'44"E	9.77'
L12	S69°45'29"E	37.15'
L13	S74°01'28"E	23.15'
L14	S64°37'46"E	9.50'
L15	S51°12'36"E	9.91'
L16	S59°06'54"E	16.14'
L17	S51°54'17"E	22.27'
L18	S69°09'16"E	14.47'
L19	N88°04'25"E	18.65'
L20	S75°31'01"E	12.91'
L21	S44°16'47"E	19.76'
L22	S47°21'26"E	21.56'
L23	S54°24'24"E	35.85'
L24	S69°58'01"E	18.46'
L25	S63°00'07"E	34.34'
L26	S28°28'04"E	7.59'
L27	S54°16'23"E	34.45'
L28	S34°54'26"E	40.80'
L29	S43°34'08"E	25.78'
L30	S59°25'04"E	18.75'
L31	S39°09'59"E	35.96'
L32	S44°44'37"E	13.66'

BOUNDARY CURVE CALLS				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	184.43'	44.97'	N00°48'44"W	44.86'
C2	184.43'	36.32'	N13°26'23"W	36.26'
C3	332.37'	64.35'	N24°37'42"W	64.25'



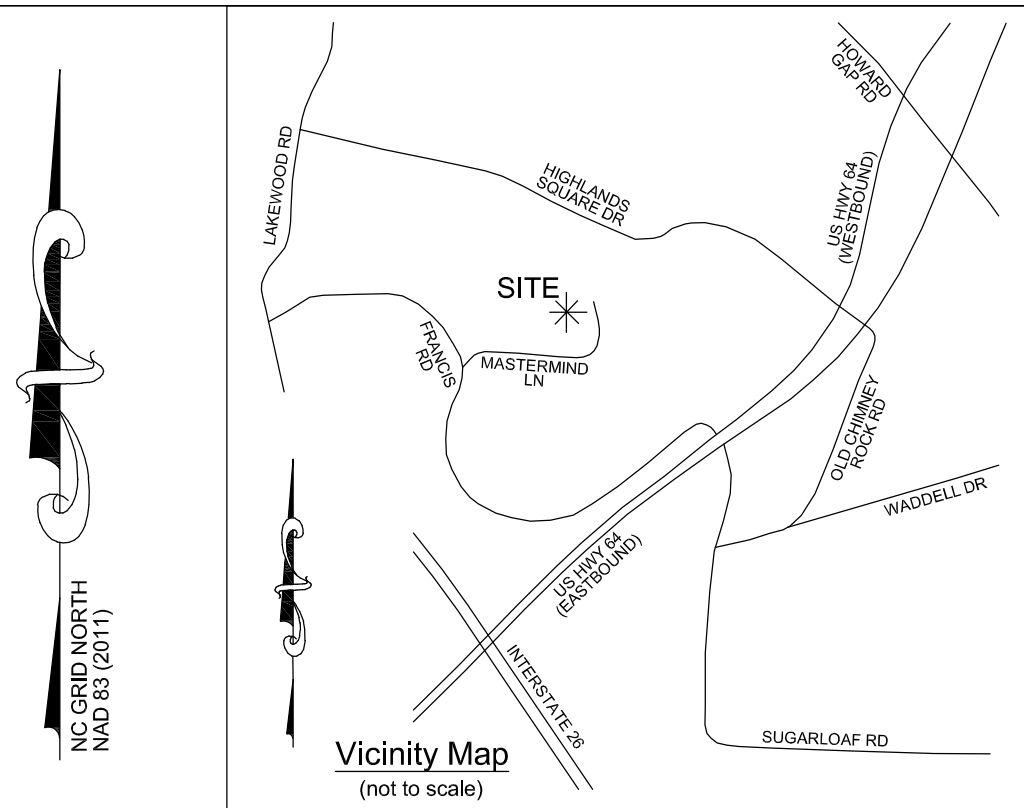
- * This is an ALTA survey of 1 existing parcel of land. Total acreage is 12.76+/- acres.
- * All areas calculated by coordinate computation method.
- * The legal description describes the same property as insured in the Title Commitment. Any associated encumbrances are noted.
- * Reliance is made on the encumbrances listed in the title commitment. No further research beyond the examination made unless noted in Schedule B exceptions table.
- * No underground utilities were located. From 4100-632-4394 before digging.
- * A portion of this property lies in Zone AE (Special Flood hazard areas subject to flooding from coastal storm waves, flood and wind elevations determined) as shown on the National Flood Hazard Zone, Flood Insurance Rate Map.
- * Any streams, creeks, ponds, lakes, wetlands, etc; located on this property shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to determine if the property is owned by a person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- * All distances shown hereon are horizontal ground distances unless otherwise noted.
- * All grid coordinates shown are NAD 83 Grid Coordinates
(NAD 83 NRSR 2011 lies down on GPS)
- * This property does not lie within 1/2 mile of a "Farmland Preservation District."
- * Per the City of Hendersonville Zoning Map, former PIN 8679-48-6832 (Tract 1 on map) is zoned R-2 (Residential Single-Family) in the City of Hendersonville. See the City of Hendersonville Code of Ordinances or contact the Planning Department (720) 430-2000 for more information.
- * Per the City of Hendersonville Zoning Map, former PIN 8679-48-9415 (Tract 2 on map) is zoned R-2 (Residential Single-Family) in the City of Hendersonville. See the City of Hendersonville Code of Ordinances or contact the Planning Department (720) 430-2000 for more information.
- * Per the City of Hendersonville Zoning Map, former PIN 8679-48-9415 (Tract 2 on map) is zoned R-2 (Residential Single-Family) in the City of Hendersonville. See the City of Hendersonville Code of Ordinances or contact the Planning Department (720) 430-2000 for more information.
- * Per the City of Hendersonville Zoning Map, former PIN 8679-48-9415 (Tract 2 on map) is zoned R-2 (Residential Single-Family) in the City of Hendersonville. See the City of Hendersonville Code of Ordinances or contact the Planning Department (720) 430-2000 for more information.
- * The subject property was surveyed into the City of Hendersonville per Ordinance #22-571, and shown in BD #2020, Page 152.
- * Table A, Item 5(a) & (b): No zoning report or floor plan was provided. Zoning information is shown on the map. For more information on zoning regulations, please contact City of Hendersonville for correct application of setback lines. Setback lines are shown on the map. For more information on zoning regulations, please contact City of Hendersonville for correct application of setback lines.
- * Table A, Item 7(b)(2) & (3): No locations specified.
- * Table A, Item 8: All features found shown on survey.
- * Table A, Item 10: Party walls shown in building footprints.
- * Table A, Item 11(a) & (11b): No utility plans, other than engineering site plan, was provided. No markings are marked pursuant to 811 service. Utilities shown are shown on survey.
- * Table A, Item 16: Subject has been developed with townhomes as shown on survey.
- * Table A, Item 17: No evidence found of changes to street ROW lines. New sidewalks shown on survey.
- * Table A, Item 18: All known easements shown on survey.



LEGAL DESCRIPTION PER TITLE COMMITMENT:

Lying and being situate in Henderson County, NC, and being more particularly described as follows:

BEING all of that tract containing approximately 12.76 acres as shown on that plat recorded in Plat Book 2024, Slide 15377, Henderson County Registry.



BUILDING TYPE "A"
1,622 S.F.
(811 S.F. PER UNIT)
HEIGHT: 20' +/-

BUILDING TYPE "B"
798 S.F.
(798 S.F. PER UNIT)
HEIGHT: 20' +/-

BUILDING TYPE "C"
796 S.F.
HEIGHT: 15' +/-

CLUBHOUSE BUILDING
1,000 S.F.
HEIGHT: 15' +/-

GARAGE TYPE "E"
1,793 S.F.
HEIGHT: 12' +/-

GARAGE TYPE "D"
1,367 S.F.
HEIGHT: 12' +/-

3 SPACES

5 SPACES

ACTUAL MARKED PARKING SPACES:

REGULAR SPACES	= 163 SPACES
HANDICAP SPACES	= 7 SPACES
GARAGE SPACES	= 13 SPACES
ELECTRIC VEHICLE	= 2 SPACES
TOTAL SPACES	= 185 SPACES

TOTAL AREA
12.76+/- ACRES
PIN 9579-48-6853
DHIC-MASTERMIND, LLC
DB 4163, PAGE 240
DB 4117, PAGE 138
DB 4117, PAGE 132
DB 4117, PAGE 125
PLAT SLIDE 15377
197 BAXLEY LANE
ZONING: C-2 & R-40

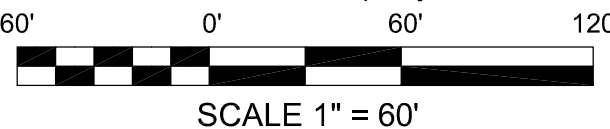
- LEGEND:**
- = CORNER FOUND (AS NOTED)
 - = #5 REBAR W/ "EHA" CAP FOUND
 - ◐ = NCBS MONUMENT (AS NOTED)
 - = CALCULATED POINT (UNMARKED)
 - = ABOVE GROUND
 - BG = BELOW GROUND
 - B.S.L. = BUILDING SETBACK LINE
 - UP/LP = UTILITY POLE
 - = LIGHT POLE
 - = CUY WIRE
 - EB = ELECTRIC BOX
 - EC = ELECTRIC CABINET
 - = STORM MANHOLE
 - CI = CURB INLET
 - = GRATE INLET
 - YI = YARD INLET
 - CMP = CORRUGATED METAL PIPE
 - CPP = CORRUGATED PLASTIC PIPE
 - RCPP = REINFORCED CONCRETE PIPE
 - = SEWER MANHOLE
 - = SEWER CLEANOUT
 - = GAS VALVE
 - = FIRE HYDRANT
 - = WATER VALVE
 - = WATER METER
 - = STANDARD PARKING SPACE
 - EV = ELECTRIC VEHICLE PARKING SPACE
 - = OVERHEAD UTILITY LINE
 - SE = UNDERGROUND SEWER LINE
 - SW = UNDERGROUND WATER LINE
 - SE/ASPH = UNDERGROUND SEWER/ASPHALT
 - = BUILDING SETBACK LINE
 - = SUBJECT PROPERTY BOUNDARY LINE
 - = ADJOINER PROPERTY LINE
 - = FENCE LINE (CHAIN LINK)
 - = FENCE LINE (VINYL PRIVACY)
 - = FENCE LINE (OTHER AS DESCRIBED)
 - = WATER FEATURE (AS NOTED)
 - = LIMITS OF R/W

REFERENCES

Being all of PIN 9579-48-6853
as described in Deed Book 4163, Page 240
and in Deed Book 4117, Pages 125, 132, & 138
and shown in Plat Slide 15377

City of Hendersonville, Hendersonville Township,
Henderson County, North Carolina
Date: 06-17-2026 Drawn By: M. Edgerton
Job#: 22028

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828.225.6562 Company# C-2806



DWG#: D26-088

SCALE 1" = 60'