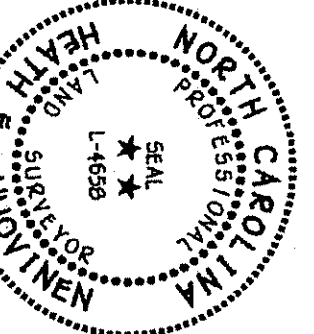


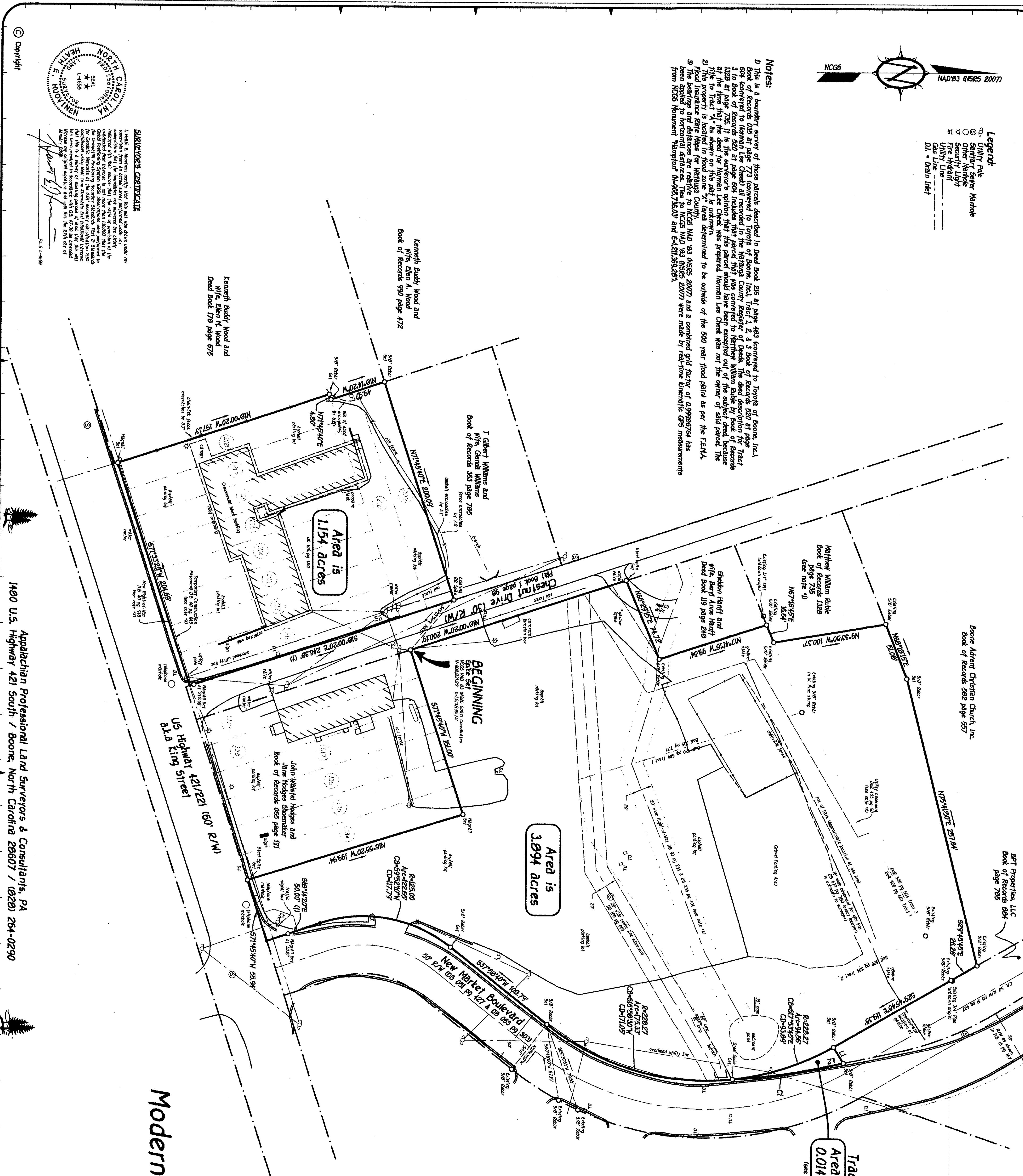
Legend
 ○ Sanitary Sewer Manhole
 ○ Other Manhole
 ○ Security Light
 ✕ Fire Hydrant
 --- Utility Line
 --- Gas Line
 --- DL - Drain Inlet

Notes:
 1) This is a boundary survey of those parcels described in Deed Book 285 at page 483 (conveyed to Toyota of Boone, Inc.) Book of Records 520 at page 725 (conveyed to Toyota of Boone, Inc.) Book of Records 350 at page 320 (conveyed to Toyota of Boone, Inc.) Book of Records 290 at page 604 (conveyed to Toyota of Boone, Inc.) Book of Records 1829 at page 735. It is the surveyor's opinion that the subject parcels should be included as part of the subject tract because at the time that the deed for Norman Lee Cheek was prepared, Norman Lee Cheek was not the owner of said parcel. The title to Tract "A" as shown on this plat is unknown.
 2) This property is located in flood zone "X" (area determined to be outside of the 500 year flood plain) as per the FEMA.
 3) Flood Insurance Rate Map for Watauga County, NC as shown on FEMA FIRM No. 19025-2-010 and FIRM No. 19025-2-010 has been reviewed and does not affect the subject parcels.
 4) The bearings and distances relative to NCGS MD 83 (N585 2007) and a combined grid factor of 0.99998794 has been used in this survey. The bearings and distances were measured from NCGS Monument "Thompson" (N-925, 25.03 and Ed. 21, 159, 229).



SURVEYOR'S CERTIFICATE

I, Wade A. Henderson, certify that this plat was drawn under my supervision and that I am a duly licensed and practicing surveyor in the State of North Carolina. I have personally observed the field work and the boundaries of the parcels shown hereon. The bearings and distances were measured from NCGS Monument "Thompson" (N-925, 25.03 and Ed. 21, 159, 229) and the bearings and distances were reduced to NCGS MD 83 (N585 2007) using a combined grid factor of 0.99998794. I have also observed the locations of the manholes, fire hydrants, and utility lines shown hereon. The locations were determined by measuring from NCGS Monument "Thompson" (N-925, 25.03 and Ed. 21, 159, 229) and the bearings and distances were reduced to NCGS MD 83 (N585 2007) using a combined grid factor of 0.99998794. I have also observed the locations of the easements and encroachments shown hereon. The locations were determined by measuring from NCGS Monument "Thompson" (N-925, 25.03 and Ed. 21, 159, 229) and the bearings and distances were reduced to NCGS MD 83 (N585 2007) using a combined grid factor of 0.99998794. I have also observed the locations of the easements and encroachments shown hereon. The locations were determined by measuring from NCGS Monument "Thompson" (N-925, 25.03 and Ed. 21, 159, 229) and the bearings and distances were reduced to NCGS MD 83 (N585 2007) using a combined grid factor of 0.99998794.

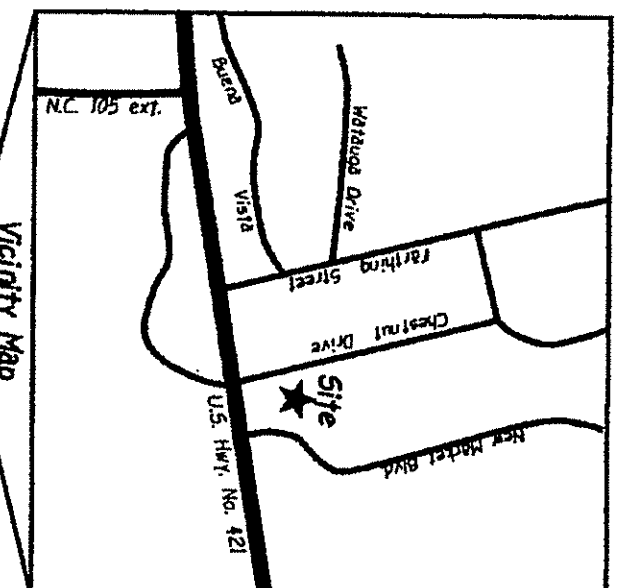


Line Table

Line #	Bearing	Distance
L1	N89°09'07"E	16.95'
L2	S11°51'52"E	23.00'

Curve Table

Curve #	Radius	Arc Length	Chord Bearing	Chord Distance
C1	500.00'	74.32'	S72°08'45"E	74.25'



TOTAL AREA IS 5.062 ACRES
 by coordinate geometry

Exceptions to Title Commitment as pertaining to Survey
 1) Building line restriction (a) easement (a) and other matters as shown in Plat Book 1, page 90, Watauga County Registry, all that portions are shown hereon.
 2) Memorandum of Action filed by the Department of Transportation created in Book 1404, page 64, Watauga County Registry, affects subject property.
 3) Consent Judgments in favor of Department of Transportation recorded in Book 242, page 412 and Book 248, page 123, together with Notices recorded in Book 10 and a Memorandum of Action recorded in Book 234, page 6, Watauga County Registry, does not affect subject property.
 4) Registry affects subject property. Watauga County Registry, does not affect subject property.
 5) Easements to Town of Boone for water and sewer recorded in face lot numbers may indicate. Project easement No. 76 does affect subject property, and is shown hereon.
 6) Easements to Southern Bell Telephone and Telegraph Company recorded in Book 64, page 275 and Book 64, page 373, Watauga County Registry, affects subject property but exact location is unknown.
 7) Easement for road to the Town of Boone recorded in Book 51, page 427 and amended in Book 63, page 384, Watauga County Registry, does not affect subject property but is shown hereon.
 8) Judgment in favor of the Department of Transportation recorded in Book 140, page 63, Watauga County Registry, affects subject property, and is shown hereon.
 9) Judgment in favor of the Department of Transportation recorded in Book 140, page 945, Watauga County Registry, affects subject property, and is shown hereon.
 10) Easement for water line recorded in Book 135, page 14, Watauga County Registry, does not affect subject property.
 11) Easement for a pipeline to Frontier Energy, LLC recorded in Book 632, page 763, Watauga County Registry, affects subject property, and is shown hereon.
 12) Registry affects subject property and is shown hereon where surface features may indicate.
 13) Registry affects subject property and is shown hereon where surface features may indicate.
 14) Rights of others in and to the continued and uninterrupted flow of branch, affects subject property and is shown hereon.
 15) Rights of others entitled thereto in and to the use of that portion of leased premises within the bounds of paved street (formerly known as NC HWY 60) does not affect subject property.

Boundary Survey for Modern Properties of Boone, LLC

January 14, 2008
 Town of Boone - New River Township
 Watauga County - North Carolina

