

AVAILABLE

6.55 Acres

**1200
Granite Falls Blvd**

**Across from
Thales Academy**

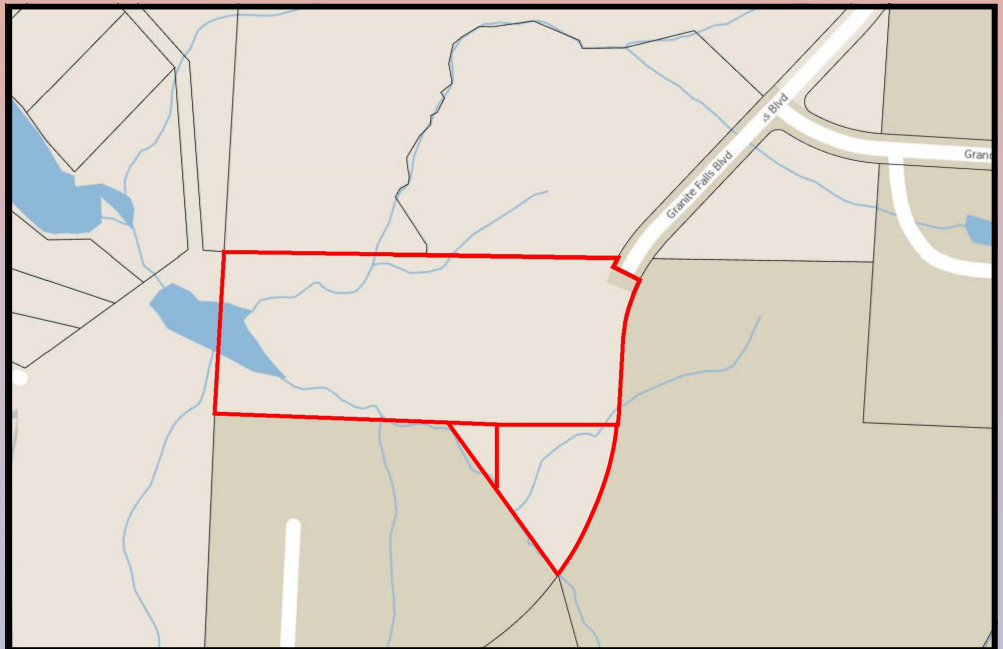
*Future Proposed Wake Med
Facility within short walking
distance*

- 600' Road Frontage to Future Granite Falls Blvd Extension
- Zoned R-3
- Area poised for high Growth
- Ideal Site for Medical Offices, Church, Senior Living, Daycare Facility, or Multi-Family
- Granite Falls Blvd to be extended over to Burlington Mills Rd
- PIN #'s 1758598900
1758690672
1758599639

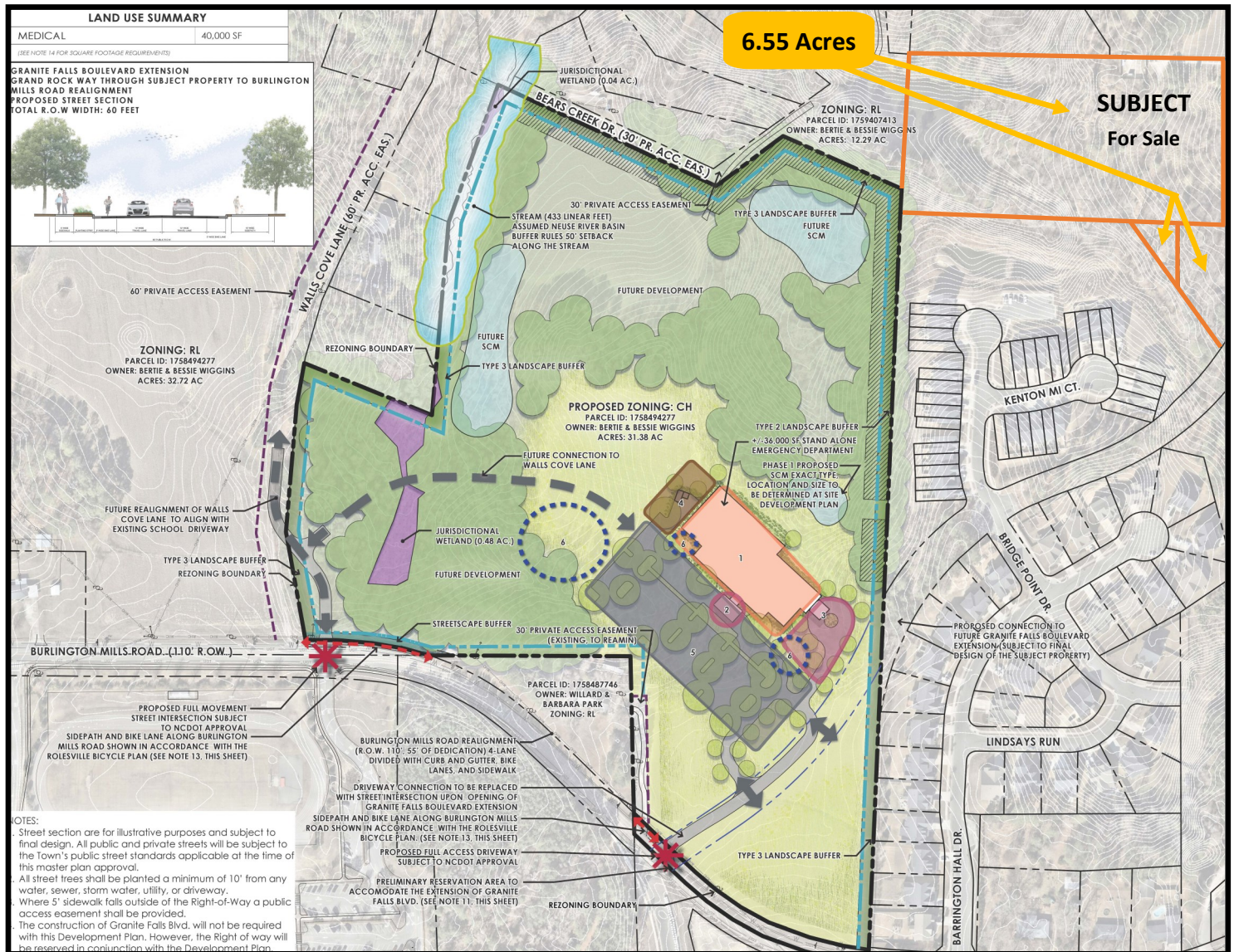
**Asking Price
1,390,000**



**Located at end of Granite Falls Blvd
Three Parcels REID #'s 0334431, 0060880, 0424245**



Proposed Wake Med Location

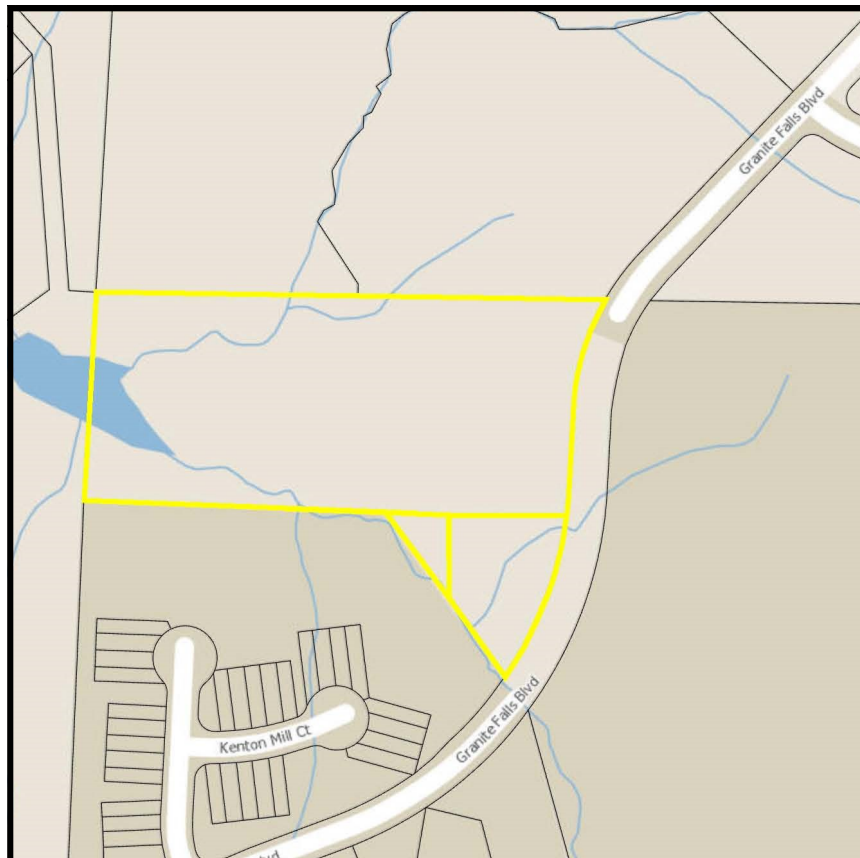
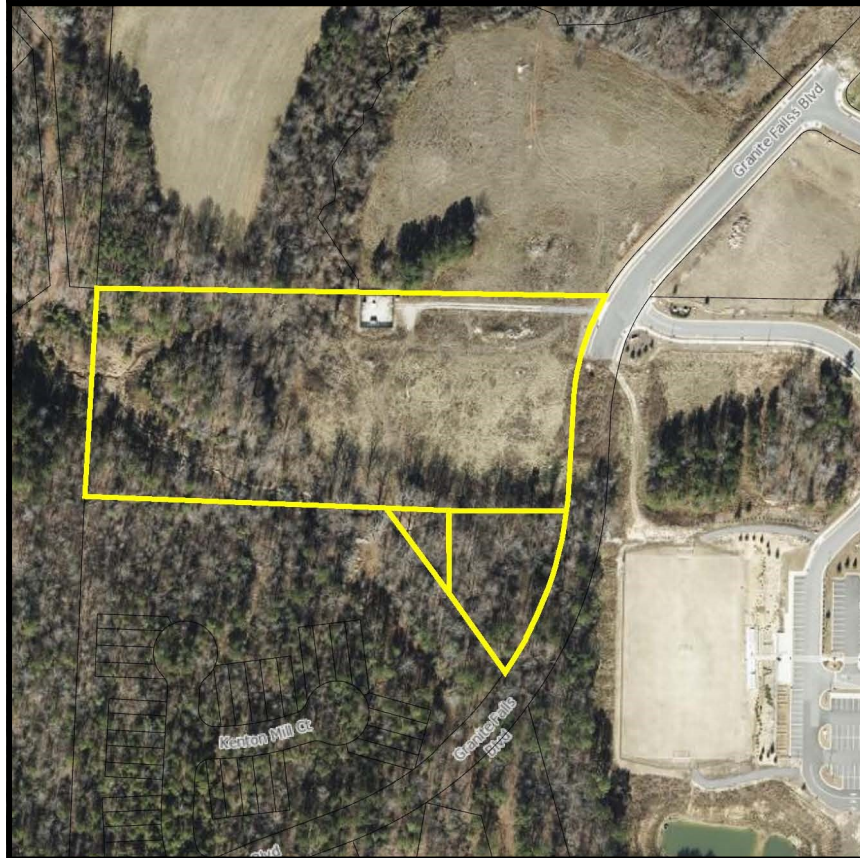


**Location of the new proposed Wake Med
as it relates to the subject property location.**

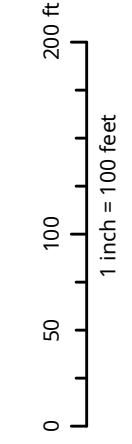
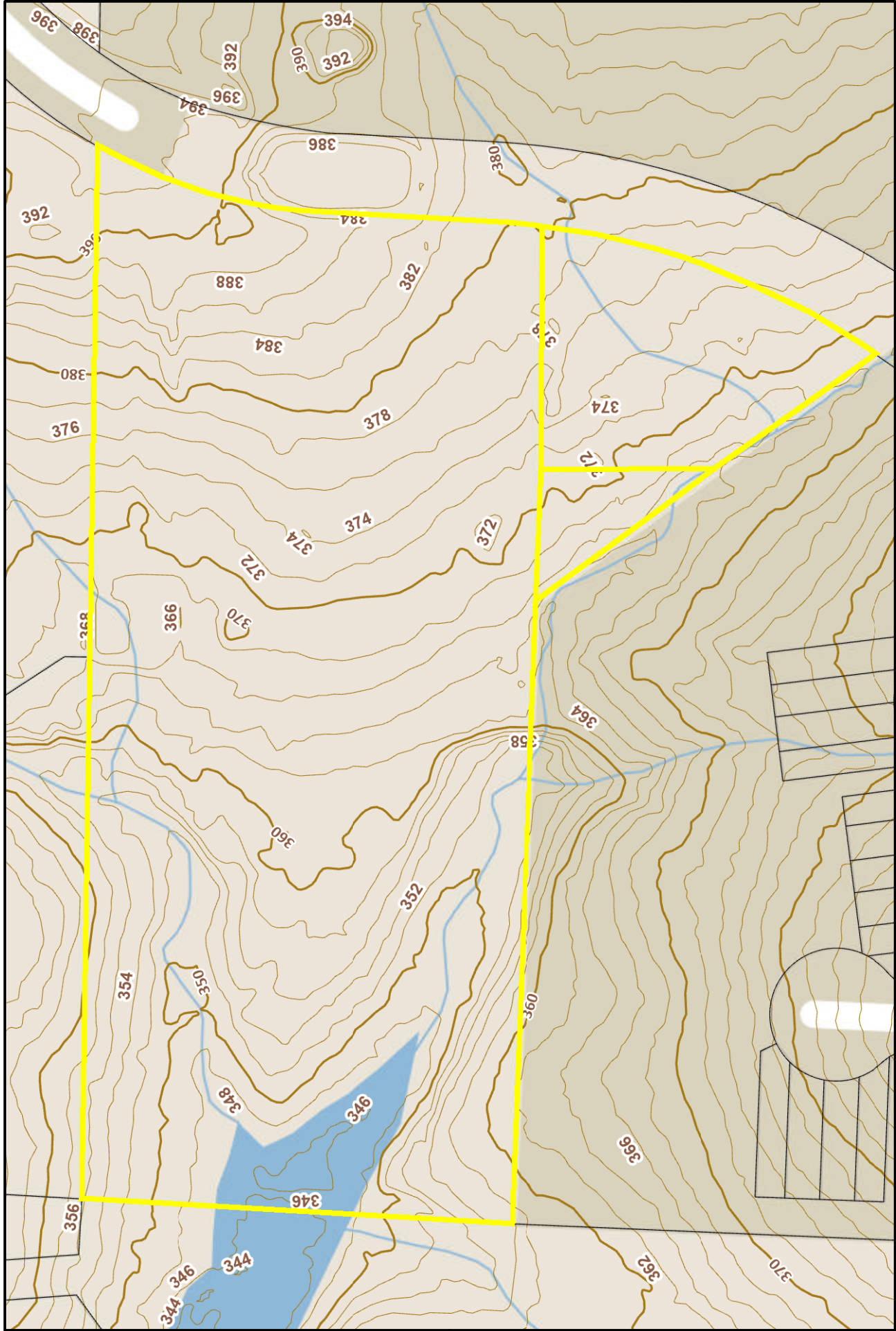
Granite Falls Blvd will be extended likely through Barrington Woods Subdivision and go past the Future Wake Med and terminate at Burlington Mills Road

1200 Granite Falls Blvd

Rolesville

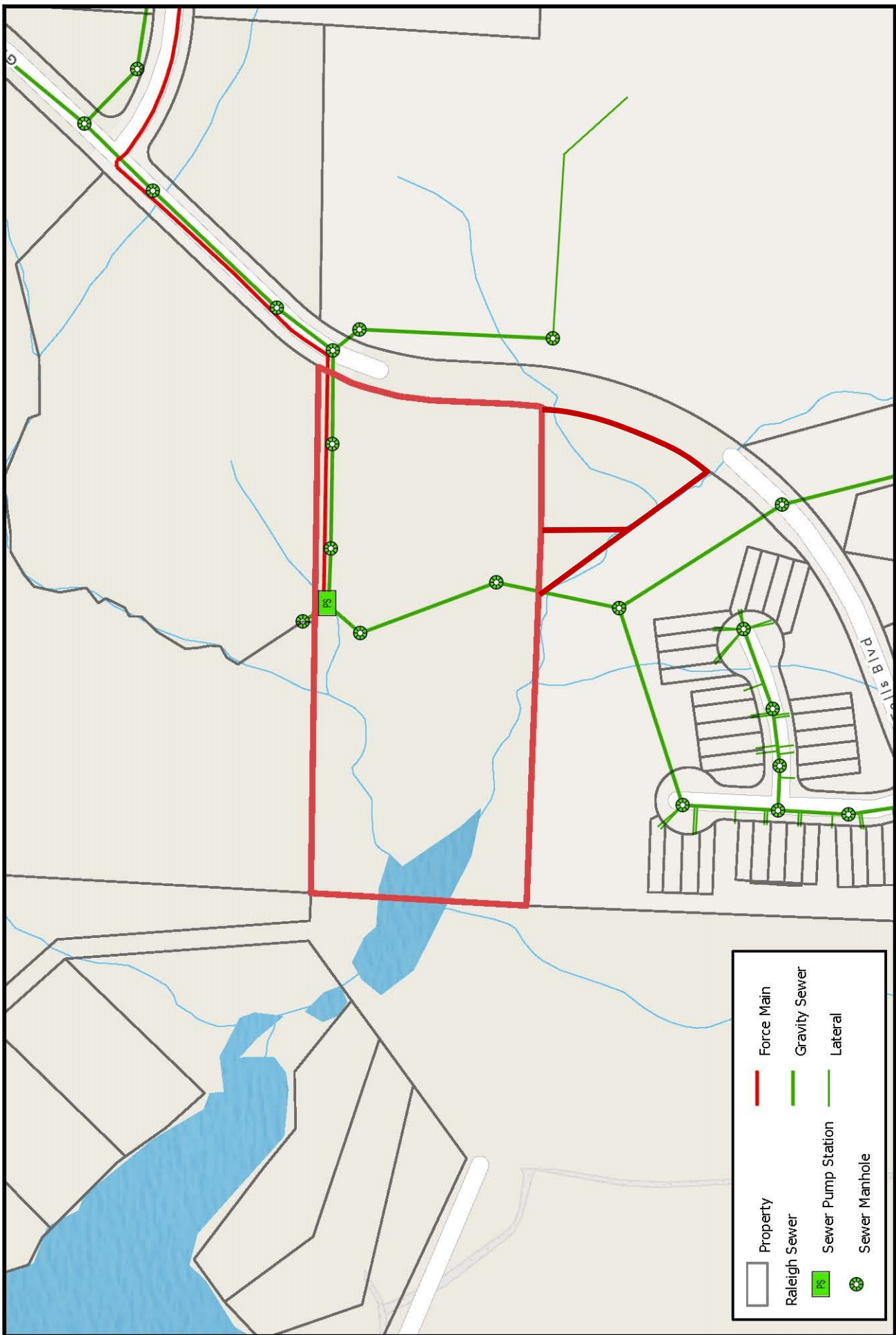


1200 Granite Falls Topography



Disclaimer
iMaps makes every effort to produce and publish the most current and accurate information possible. However, the maps are produced for information purposes, and are **NOT** surveys. No warranties, expressed or implied, are provided for the data therein, its use, or its interpretation.

Granite Falls Property Sewer Location Map



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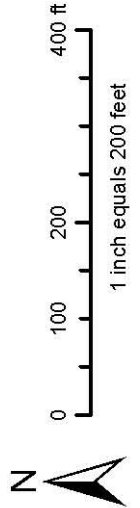


Exhibit "A"



REID # 0060880, REID # 0424245, and REID # 0334431

Three Parcels Consisting of 6.55 Acres, after acreage reduction

For Granite Falls Extension + or -

Deed Book 17507 Page 2341 - Property Description

Being all of that tract containing 7.471 acres as shown on that plat entitled "Recombination Plat for Lloyds of Rolesville, LLC" dated July 15, 2013, revised May 8, 2014, and recorded August 15, 2014 in Book of Maps 2014 at Page 1095, Wake County Registry reference to said plat being made for a more particular description of same.

Seller Signature _____

I, MICHAEL A. MOSS, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION; THAT THE SOURCE OF INFORMATION FOR THE SURVEY IS SHOWN HEREON; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED; THAT THE RATIO OF PRECISION IS GREATER THAN 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

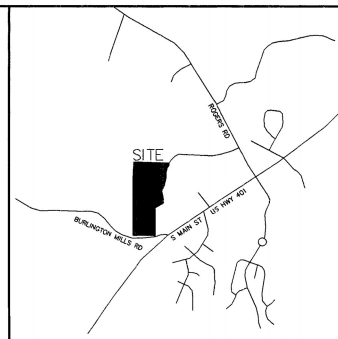


I, MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794, CERTIFY THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

MICHAEL A. MOSS, PROFESSIONAL LAND SURVEYOR NO. L-3794

THIS 14TH DAY OF AUGUST, 2014.
 Michael A. Moss
 PROFESSIONAL LAND SURVEYOR (L-3794)

NC GRID NAD 83



VICINITY MAP

NOTES:

- AREA COMPUTED BY COORDINATE METHOD.
- THERE IS NO NCOS MONUMENT WITHIN 200' OF THIS PROPERTY.
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULE CALL N.C. DIVISION OF WATER QUALITY TO VERIFY (919-791-4200).
- THIS PROPERTY MAY BE SUBJECT TO NEUSE RIVER RIPARIAN BUFFER RULE DRAINAGE EASEMENT NOTES: IT SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS TO MAINTAIN THE DRAINAGE EASEMENTS AND ANY DRAINAGE STRUCTURES THEREON, SO AS TO MAINTAIN THE INTEGRITY OF THE DRAINAGE SYSTEM AND ENSURE POSITIVE DRAINAGE. EASEMENTS MAY NOT BE PIPED WITHOUT RECEIVING PLAN APPROVAL FROM WAKE COUNTY.

LEGEND:

- EIP - EXISTING IRON PIPE
- EPK - EXISTING PK NAIL
- NIP - NEW IRON PIPE SET
- R/W - RIGHT OF WAY
- CATV - CABLE TV BOX
- EB - ELECTRIC BOX
- TEL - TELEPHONE PEDESTAL
- PP - POWER POLE
- OHL - OVERHEAD LINE
- LP - LIGHT POLE
- WM - WATER METER
- WV - WATER VALVE
- CO - SEWER CLEAN-OUT
- - ADDRESS

REFERENCES:

- B.M. 2001 PG. 278
- B.M. 2010 PG. 780
- B.M. 2011 PG. 383
- B.M. 2011 PG. 1217
- B.M. 2012 PG. 422
- B.M. 2012 PG. 423
- B.M. 2013 PG. 110

LINE TABLE		
LINE	LENGTH	BEARING
L-1	60.00'	S 68°25'15" E
L-2	122.59'	S 02°58'55" W
L-3	85.50'	S 16°57'45" W
L-4	24.50'	N 83°43'48" W
L-5	98.21'	N 85°48'34" W
L-6	97.16'	N 86°37'16" W
L-7	84.90'	S 86°59'05" E
L-8	91.17'	S 86°07'02" E
L-9	43.25'	S 84°15'53" E

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C-1	54.14'	380.00'	S 41°10' S 25°39'39" W
C-2	103.87'	320.00'	S 12°18'50" W
C-3	221.22'	630.00'	N 13°02'28" E
C-4	148.08'	630.00'	N 29°50'04" E

RECOMBINATION PLAT FOR

LLOYDS OF ROLESVILLE, LLC

OWNER: LLOYD MATTINGLY
 KENNETH S. BILLINGS & KENNETH BILLINGS, JR.
 OWNER: LLOYDS OF ROLESVILLE, LLC
 & LLOMEL, INC (LOT 2)
 REF: D.B. 9252 PAGE 1403
 REF: D.B. 14046 PAGE 2748
 REF: D.B. 11589 PAGE 2320

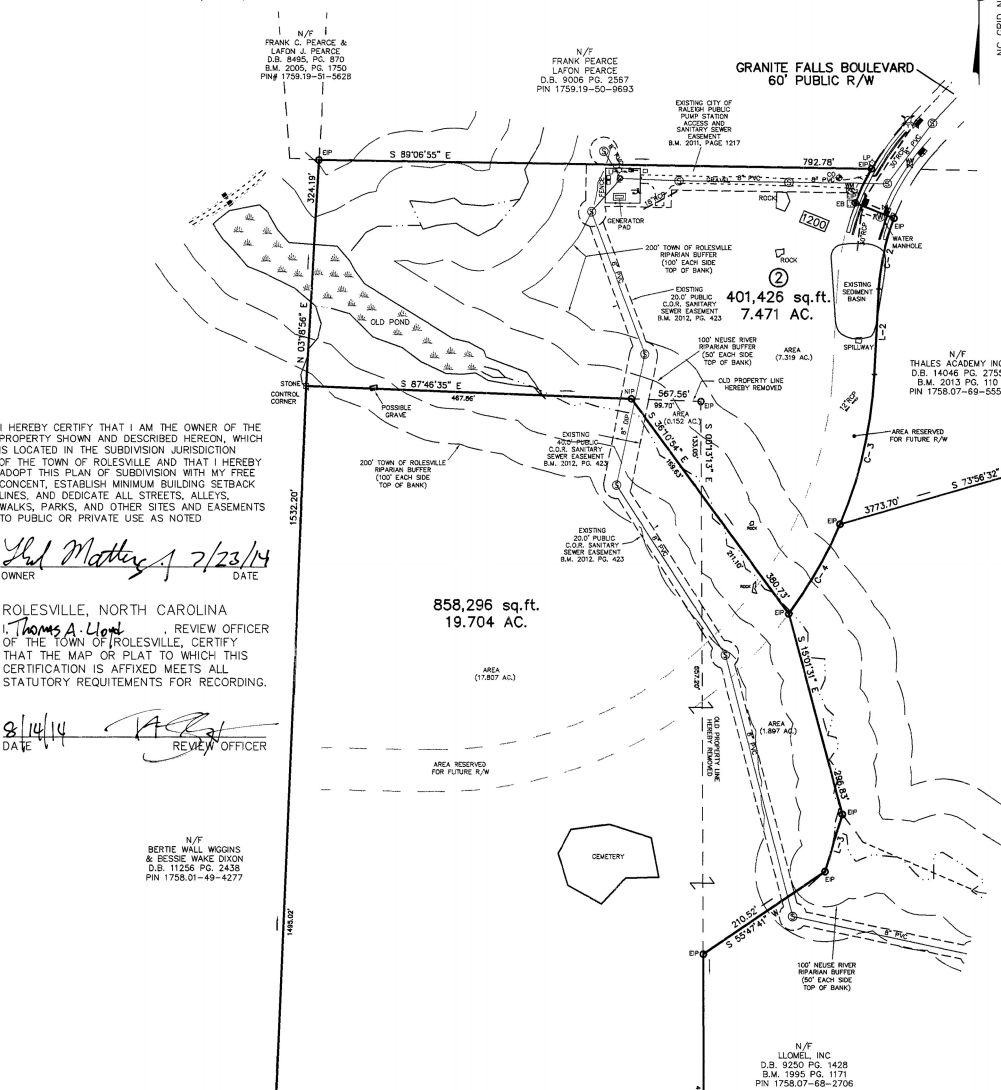
WAKE FOREST TOWNSHIP
 WAKE COUNTY, NORTH CAROLINA

120 60 0 120 240

SCALE 1"=120'

JULY 15, 2013
 REVISED MAY 8, 2014
 ZONED R-1
 PIN # 1758.07-59-6055
 PIN # 1758.07-69-0358
 PIN # 1758.07-59-8900

(ROLESVILLE COMMONS STAKE PLAT)



I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS LOCATED IN THE SUBDIVISION JURISDICTION OF THE TOWN OF ROLESVILLE AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MINIMUM BUILDING SETBACK LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES AND EASEMENTS TO PUBLIC OR PRIVATE USE AS NOTED

Shel Matthey 7/23/14
 OWNER DATE

ROLESVILLE, NORTH CAROLINA
 I, Thomas A. Lloyd, REVIEW OFFICER OF THE TOWN OF ROLESVILLE, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

8/14/14
 DATE REVIEW OFFICER

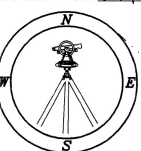
N/F
 BERTIE WALL WIGGINS
 & BESSE WAKE DIVON
 D.B. 11528 PG. 2438
 PIN 1758.01-49-4277

FILED FOR REGISTRATION

DATE
 LAURA M. RIDDICK
 REGISTER OF DEEDS
 WAKE COUNTY

BY: ASST./DEPUTY

TIME:
 RECORDED IN B.M. 2014 PAGE 1095



NCSR 2051
 BURLINGTON MILLS ROAD
 VARIABLE WIDTH PUBLIC R/W
 (R/W PER B.M. 2011 PG. 353)

WAKE COUNTY, NC 52
 LAURA M RIDDICK
 REGISTER OF DEEDS
 PRESENTED & RECORDED ON
 08/15/2014 AT 09:44:04

BOOK: BH2014 PAGE: 01095

LINE TYPE LEGEND

- PROPERTY LINE - LINE SURVEYED
- RIGHT-OF-WAY
- ADJOINING LINE - LINE NOT SURVEYED
- OVERHEAD LINE
- BUILDING SETBACK
- EASEMENT
- BUFER
- FLOOD HAZARD SOILS

CAWTHORNE, MOSS & PANCIERA, P.C.

PROFESSIONAL LAND SURVEYORS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27588, (919) 556-3148