

LEGEND & ABBREVIATIONS:

- EXISTING CORNER MONUMENTATION, AS NOTED
- NEW/SET CORNER MONUMENTATION, #5 REBAR OR AS NOTED
- DB DEED BOOK
- MB MAP BOOK
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- SWE SIDEWALK EASEMENT
- UE UTILITY EASEMENT
- R/W RIGHT OF WAY
- STMH STORM MANHOLE
- CB CATCH BASIN
- TOBC TOP CURB AT BACK CURB
- RCP REINFORCED CONCRETE PIPE
- CPP CORRUGATED PLASTIC PIPE
- SSMH SANITARY SEWER MANHOLE
- FFE FINISH FLOOR ELEVATION
- FDC FIRE DEPARTMENT CONNECTION
- PROPERTY LINE
- ADJONER LINE
- R/W RIGHT OF WAY LINE
- EASEMENT/SETBACK LINE
- SIDEWALK UTILITY EASEMENT LINE
- UNDERGROUND COMMUNICATION
- UNDERGROUND ELECTRIC
- UNDERGROUND WATER
- SANITARY SEWER LINE

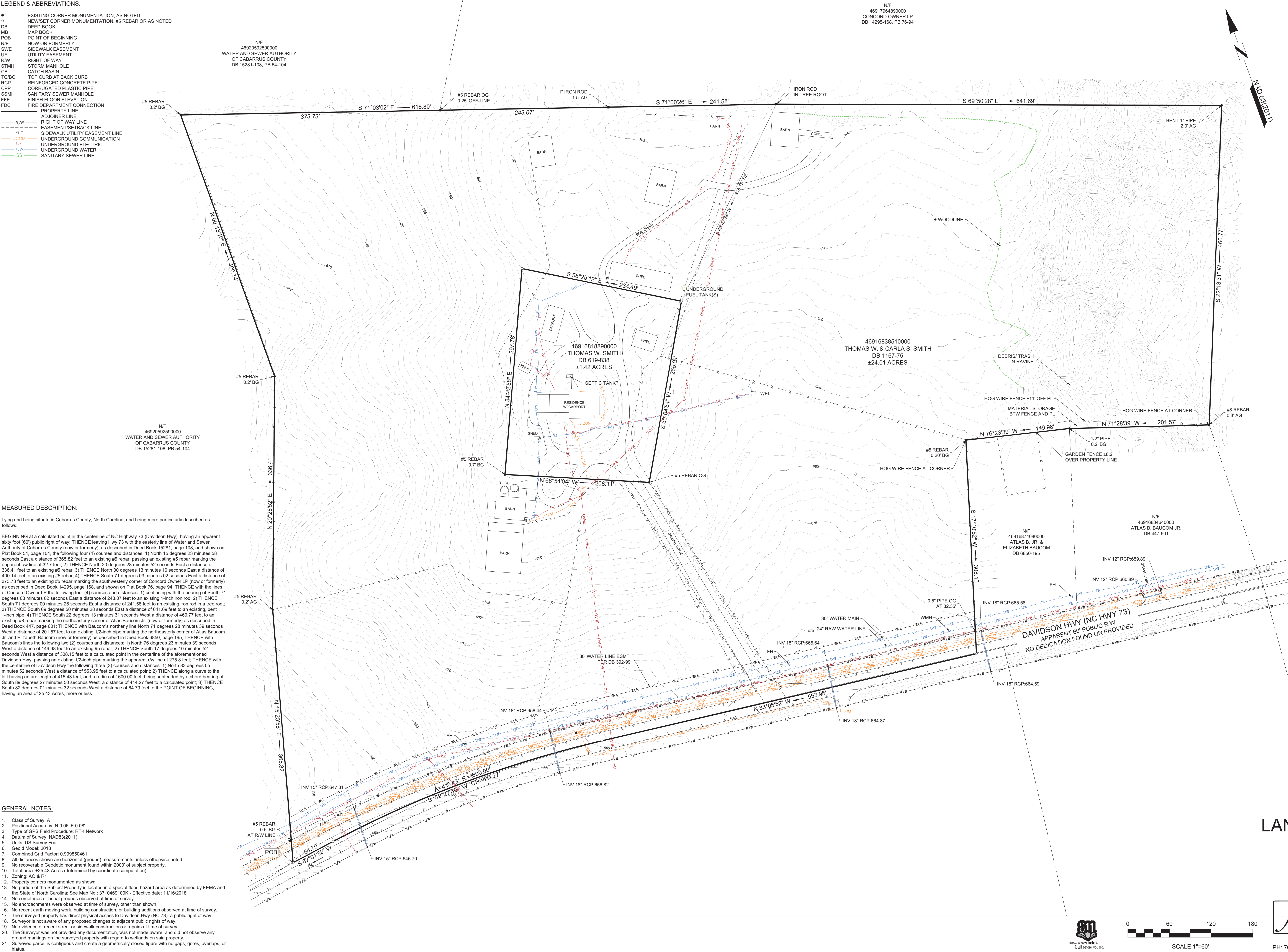
MEASURED DESCRIPTION:

Lying and being situate in Cabarrus County, North Carolina, and being more particularly described as follows:

BEGINNING at a calculated point in the centerline of NC Highway 73 (Davidson Hwy), having an apparent sixty foot (60') public right of way; THENCE leaving Hwy 73 with the easterly line of Water and Sewer Authority of Cabarrus County (now or formerly), as described in Deed Book 15281, page 108, and shown on Plat Book 54, page 104, the following four (4) courses and distances: 1) North 15 degrees 23 minutes 58 seconds East a distance of 365.82 feet to an existing #5 rebar, passing an existing #5 rebar marking the apparent r/w line at 32.7 feet; 2) THENCE North 20 degrees 28 minutes 52 seconds East a distance of 336.41 feet to an existing #5 rebar; 3) THENCE North 00 degrees 13 minutes 10 seconds East a distance of 400.14 feet to an existing #5 rebar; 4) THENCE South 71 degrees 03 minutes 02 seconds East a distance of 373.73 feet to an existing #5 rebar marking the southwestern corner of Concord Owner LP (now or formerly) as described in Deed Book 14295, page 168, and shown on Plat Book 76, page 94; THENCE with the lines of Concord Owner LP the following four (4) courses and distances: 1) continuing with the bearing of South 71 degrees 03 minutes 02 seconds East a distance of 243.07 feet to an existing 1-inch iron rod; 2) THENCE South 71 degrees 00 minutes 26 seconds East a distance of 241.58 feet to an existing iron rod in a tree root; 3) THENCE South 69 degrees 50 minutes 28 seconds East a distance of 641.69 feet to an existing, bent 1-inch pipe; 4) THENCE South 22 degrees 13 minutes 31 seconds West a distance of 460.77 feet to an existing #8 rebar marking the northeastern corner of Atlas Baucum Jr. (now or formerly) as described in Deed Book 447, page 601; THENCE with Baucum's northerly line North 71 degrees 28 minutes 39 seconds West a distance of 201.57 feet to an existing 1/2-inch pipe marking the northeastern corner of Atlas Baucum Jr. and Elizabeth Baucum (now or formerly) as described in Deed Book 6850, page 195; THENCE with Baucum's lines the following two (2) courses and distances: 1) North 76 degrees 23 minutes 39 seconds West a distance of 149.98 feet to an existing #5 rebar; 2) THENCE South 17 degrees 10 minutes 52 seconds West a distance of 308.15 feet to a calculated point in the centerline of the aforementioned Davidson Hwy, passing an existing 1/2-inch pipe marking the apparent r/w line at 275.8 feet; THENCE with the centerline of Davidson Hwy the following three (3) courses and distances: 1) North 83 degrees 05 minutes 52 seconds West a distance of 553.95 feet to a calculated point; 2) THENCE along a curve to the left having an arc length of 415.43 feet, and a radius of 1600.00 feet, being subtended by a chord bearing of South 89 degrees 27 minutes 50 seconds West, a distance of 414.27 feet to a calculated point; 3) THENCE South 82 degrees 01 minutes 32 seconds West a distance of 64.79 feet to the POINT OF BEGINNING, having an area of 25.43 Acres, more or less.

GENERAL NOTES:

- Class of Survey: A
- Positional Accuracy: N 0.06' E 0.08'
- Type of GPS Field Procedure: RTK Network
- Datum of Survey: NAD83(2011)
- Units: US Survey Foot
- Geoid Model: 2018
- Combined Grid Factor: 0.999850461
- All distances shown are horizontal (ground) measurements unless otherwise noted.
- No recoverable Geodetic monument found within 200' of subject property.
- Total area: 25.43 Acres (determined by coordinate computation)
- Zoning: AO & R1
- Property corners monumented as shown.
- No portion of the Subject Property is located in a special flood hazard area as determined by FEMA and the State of North Carolina; See Map No.: 3710489100K - Effective date: 11/16/2018
- No cemeteries or burial grounds observed at time of survey.
- No encroachments were observed at time of survey, other than shown.
- No recent earth moving work, building construction, or building additions observed at time of survey.
- The surveyed property has direct physical access to Davidson Hwy (NC 73), a public right of way.
- Surveyor is not aware of any proposed changes to adjacent public rights of way.
- No evidence of recent street or sidewalk construction or repairs at time of survey.
- The Surveyor was not provided any documentation, was not made aware, and did not observe any ground markings on the surveyed property with regard to wetlands on said property.
- Surveyed parcel is contiguous and create a geometrically closed figure with no gaps, gores, overlaps, or hiatus.



ALTA/NSPS CERTIFICATION:

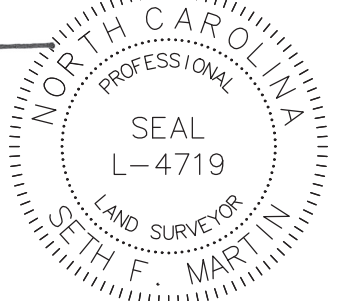
To: Trackhouse Entertainment Group, LLC, a Delaware limited liability company, TBD, & Chicago Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1-5, 6(a), 6(b), 8, 11-14, and 16-19 of Table A thereof. The field work was completed on April 30, 2026.

I, Seth F. Martin, hereby certify that this map was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book see map, page _____ or other reference source _____); that the boundaries not surveyed are indicated as drawn from information in Book see map, page _____ or other reference source, that the ratio of positional accuracy is 1:50,000; 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 this 6th of May, 2026.

Seth F. Martin, N.C. PLS L-4719



SCHEDULE B - SECTION II EXCEPTIONS:

- Right of Way Deed(s) to Duke Power Company recorded in Book 160, page 59 and Book 283, page 322. [BLANKET EASEMENTS, NOT PLOTTABLE]
- Right of Way Grant(s) to The Concord Telephone Company recorded in Book 194, page 579; Book 194, page 580; Book 209, page 570; Book 214, page 133; Book 214, page 134; Book 439, page 177; and Book 496, page 259. [BLANKET EASEMENTS, NOT PLOTTABLE]
- Easement(s) to Duke Power Company recorded in Book 353, page 449; Book 615, page 120. [BLANKET EASEMENTS, NOT PLOTTABLE] and Book 896, page 418. [30' R/W ON CENTERLINE OF FACILITIES AS INSTALLED]
- Right of Way Agreement to the State Highway Commission recorded in Book 373, page 574. [DOES NOT AFFECT SUBJECT PROPERTY]
- Easement(s) to the Board of Light and Water Commissioners of the City of Concord recorded in Book 392, page 98; Book 392, page 99 and Book 392, page 102. [AS SHOWN ON SURVEY]
- Judgment(s) to the Board of Light and Water Commissioners of the City of Concord recorded in Book 397, page 804 and Book 397, page 806. [DOES NOT AFFECT SUBJECT PARCEL]
- Consent Judgment to Cabarrus County recorded in Book 1167, page 201. In connection therewith Memorandum of Action recorded in Book 777, page 141, as amended by Amended, Supplemental and Restated Memorandum of Action recorded in Book 969, page 177. [DOES NOT AFFECT SUBJECT PARCEL]
- Easements set forth therein North Carolina General Warranty Deed recorded in Book 1619, page 172. [DOES NOT AFFECT SUBJECT PROPERTY]
- Rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land and riparian and/or littoral rights incident to the Land.
- Title to any portion of the Land lying within the right of way of Davidson Highway.
- Rights of Thomas W. Smith and wife, Carla S. Smith, as tenant only, under an unrecorded post closing occupancy agreement.

ALTA/NSPS
LAND TITLE SURVEY of
6762 & 6758 DAVIDSON HWY

CITY OF KANNAPOLIS,
CABARRUS COUNTY,
NORTH CAROLINA
OWNER: THOMAS W. & CARLA S. SMITH
BY



933 LOUISE AVE. #101, CHARLOTTE, NC 28204
PH: 704.400.7268 | WEB: WWW.FORRESTGEO.COM | LIC: P-2932



SCALE 1"=60'