

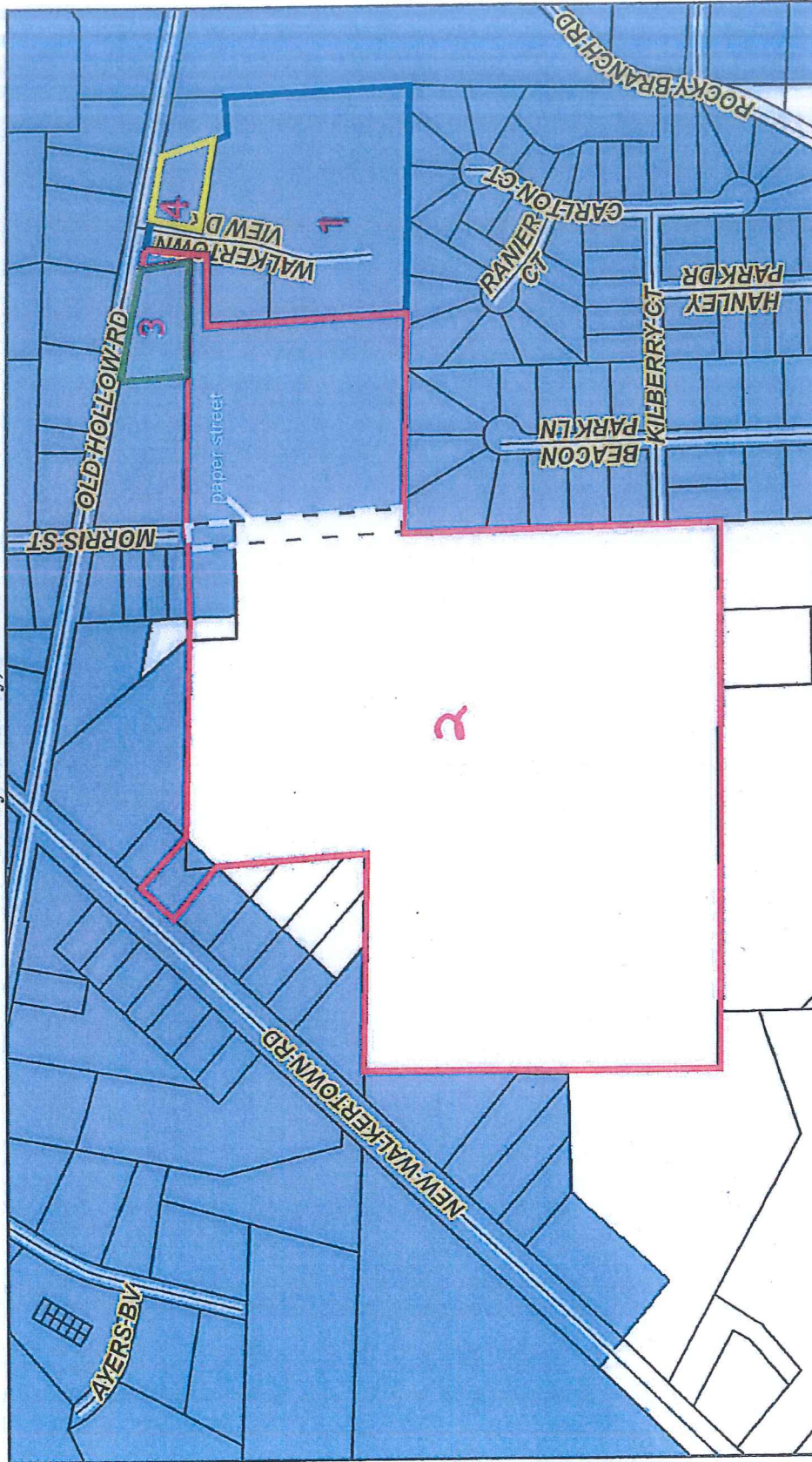
# Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale  
1 inch = 400 feet  
8/18/2016

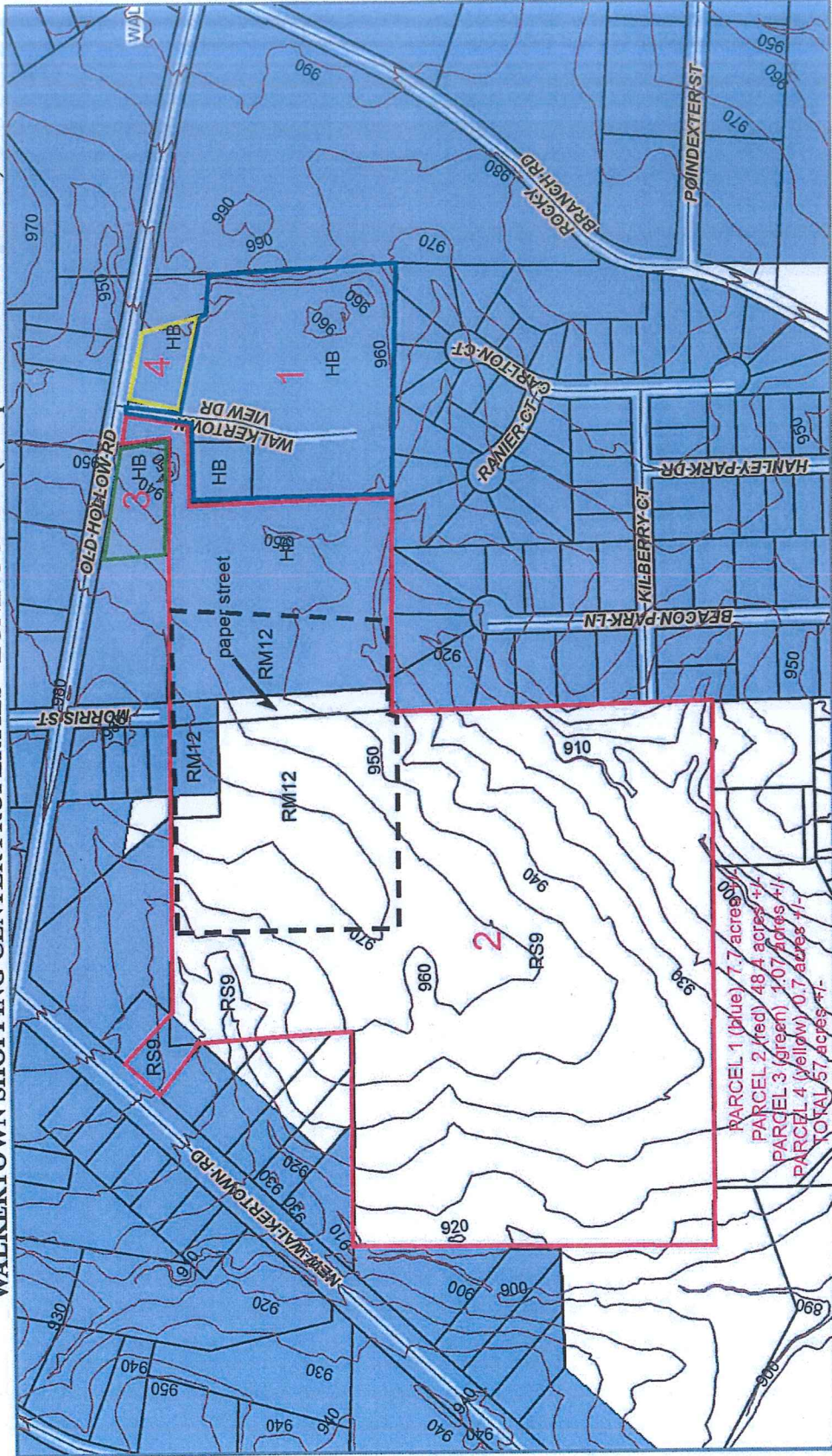
Forsyth County, NC



Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.

Map Scale  
1 inch = 400 feet  
8/18/2016

# WALKERTOWN SHOPPING CENTER PROPERTIES - ZONING MAP - (see spreadsheet for details)



Map Scale  
1 inch = 400 feet  
10/13/2016

Disclaimer: Forsyth County cannot guarantee the accuracy of this information, and the County hereby disclaims all warranties, including warranties as to the accuracy of this information.



**WALKERTOWN SHOPPING CENTER PROPERTIES DISCLOSURES (57 ACRES +/-)**

10-1-2016

1. PARCEL #1 - UST REMOVED FROM TAX PIN 6858-82-7317.00 - NO FURTHER ACTION LETTER ON FILE (Tax lot is a 0.6 acre site located within PARCEL #1)
2. PARCEL #2 - VACANT LAND RECENTLY TIMBERED, POWER TRANSMISSION LINES ON PROPERTY, AND PAPER STREET RIGHT OF WAY ON PROPERTY (NOT INCLUDED IN ACREAGE ESTIMATE)
3. PARCEL #3 - FILL SITE (YEARS AGO) NO COMPACTION REPORTS ON FILE
4. SANITARY SEWER AND STORM DRAINAGE EASEMENTS THROUGH PROPERTY
5. OWNERS WILL REQUIRE ACCESS/UTILITY EASEMENTS, PROPOSED USE, AND SITE PLAN APPROVAL IF ONLY PORTIONS OF THE PROPERTY ARE PURCHASED.

| WALKERTOWN SHOPPING CENTER, INC. SUMMARY OF PROPERTIES |                                       |                 |        |             |                             |       |
|--------------------------------------------------------|---------------------------------------|-----------------|--------|-------------|-----------------------------|-------|
| PARCEL #                                               | DESCRIPTION                           | TOTAL ACRES +/- | ZONING | LIST PRICE  | POTENTIAL RESIDENTIAL UNITS | CPE # |
| 1                                                      | Retail center and 2 pad ready parcels | 7.7 acres +/-   | HB     | \$990,000   |                             |       |
| 2                                                      | Vacant Lands                          |                 |        |             |                             |       |
|                                                        | Business Vacant Land                  | 4.4 acres +/-   | HB     | \$400,000   | N/A                         |       |
|                                                        | Residential Vacant Land               | 11 acres +/-    | RM12   | \$800,000   | 132                         |       |
|                                                        | Residential Vacant Land               | 33 acres +/-    | RS9    | \$400,000   | 159                         |       |
|                                                        | Total Vacant Land                     | 48.4 acres +/-  |        | \$1,600,000 |                             |       |
| 3                                                      | Vacant outparcel                      | 1.07 acres      | HB     | \$290,000   |                             |       |
| 4                                                      | Bank Building                         | 0.7 acres       | HB     | \$413,000   |                             |       |
|                                                        |                                       |                 | HB     |             |                             |       |
|                                                        |                                       |                 | RM12   |             |                             |       |
|                                                        |                                       |                 | RS9    |             |                             |       |
| Entire tract                                           | Shopping center, land & out parcels   | 57 acres +/-    |        | \$2,900,000 |                             |       |