

X:\Projects\1\SPEC\SPEC24634 Broughton Townhomes\02 Geomatics\Survey\ALTA\SPEC24634.dwg, 4/6/2025 8:18:59 AM, John Pickens

INVESTORS TITLE INSURANCE COMPANY
P.O. DRAWER 2687
CHAPEL HILL, NORTH CAROLINA 27515

COMMITMENT NO.: 202510043CA
ISSUING OFFICE FILE NO.: 202510043CA
COMMITMENT DATE: JANUARY 2, 2025 AT 08:00 AM

SCHEDULE B, PART II - EXCEPTIONS

SOME HISTORICAL LAND RECORDS CONTAIN DISCRIMINATORY COVENANTS THAT ARE ILLEGAL AND UNENFORCEABLE BY LAW. THIS COMMITMENT AND THE POLICY TREAT ANY DISCRIMINATORY COVENANT IN A DOCUMENT REFERENCED IN SCHEDULE B AS IF EACH DISCRIMINATORY COVENANT IS REDACTED, REPUDIATED, REMOVED, AND NOT REPUBLISHED OR RECIRCULATED. ONLY THE REMAINING PROVISIONS OF THE DOCUMENT WILL BE EXCEPTED FROM COVERAGE.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND CONDITIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY:

- ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
 - TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. - NOT A SURVEY MATTER.
 - MATTERS SHOWN ON RECORDED BOOK OF MAPS 2002 AT PAGE 1740. - RECOVERED PROPERTY MONUMENTS RECOVERED SHOWN HEREON.
 - RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. (TO BE DELETED UPON RECEIPT OF NO TENANT AFFIDAVIT.) - NOT A SURVEY MATTER.
 - TITLE TO THAT PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OF WEST YOUNG STREET. - CURRENT DEED BOOK 18297 PAGE 2451 FOLLOWS THE EASTERN RIGHT-OF-WAY LINE OF WEST YOUNG STREET - SR. 1945 A 60' PUBLIC R/W.
 - EASEMENT(S) TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 926 AT PAGE 117. - A BLANKET EASEMENT WITH NO PLOTTABLE METES & BOUNDS.
 - DEED OF EASEMENT FOR TEMPORARY CONSTRUCTION PURPOSES TO TOWN OF ROLESVILLE RECORDED IN BOOK 6235 AT PAGE 531. - THE 1994 TEMPORARY CONSTRUCTION EASEMENT WAS TERMINATED UPON THE COMPLETION OF THE INSTALLATION OF THE WATERLINE AND LANDSCAPING.
 - GENERAL PERMITS TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1080 AT PAGE 262 AND BOOK 1231 AT PAGE 401. - A BLANKET EASEMENT WITH NO PLOTTABLE METES & BOUNDS.
 - THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. - OVERLAPPING PROPERTY MONUMENTATION SHOWN AND LABELED HEREON.
- NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

SCHEDULE C

BEGINNING AT AN EXISTING IRON PIPE IN THE EASTERN RIGHT-OF-WAY OF WEST YOUNG STREET, A 60 FT. PUBLIC RIGHT-OF-WAY, SAID PIPE BEING THE NORTHWEST CORNER OF TRACT 1 AS REFERENCED IN BOOK OF MAPS 2002, PAGE 1740, AND BEING THE SOUTHWEST CORNER OF THE MARY C. PERRY PROPERTY AS REFERENCED IN DEED BOOK 2022, PAGE 249, SAID PIPE ALSO HAVING N.C. GRID NAD '83 COORDINATES OF N=792765.4848 FEET AND E=2160643.6612 FEET; THENCE LEAVING THE SAID RIGHT-OF-WAY AND WITH THE COMMON LINE OF THE SAID PERRY PROPERTY, N89°30'10"E A DISTANCE OF 364.35 FEET TO A POINT IN THE LINE OF LOT 52 OF THE TERRELL PLANTATION AS REFERENCED IN BOOK OF MAPS 2012, PAGE 158; THENCE S23°18'36"E A DISTANCE OF 730.70 FEET TO A POINT IN THE NORTHWESTERN RIGHT-OF-WAY OF NORTH MAIN STREET- US 401, A VARIABLE PUBLIC RIGHT-OF-WAY; THENCE WITH THE SAID NORTH MAIN STREET RIGHT-OF-WAY, S47°04'48"W A DISTANCE OF 13.22 FEET TO A POINT; THENCE S46°17'02"W A DISTANCE OF 75.48 FEET TO A POINT; THENCE S45°42'52"W A DISTANCE OF 44.33 FEET TO A POINT BEING THE SOUTHEAST CORNER OF THE PROPERTY OF LITTLE HOUSE, LLC AND REFERENCED IN DEED BOOK 14739, PAGE 2454; THENCE WITH THE COMMON LINE OF THE SAID LITTLE HOUSE, LLC PROPERTY, N45°20'03"W A DISTANCE OF 175.10 FEET TO AN EXISTING IRON PIPE; THENCE S45°18'24"W A DISTANCE OF 124.99 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF MILDRED F. MATHENY, HEIRS AS REFERENCED IN DEED BOOK 614, PAGE 245; THENCE WITH THE SAID MATHENY HEIRS LINE, N43°20'12"W A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE IN THE LINE OF THE PROPERTY OF DENISE BROWN AS REFERENCED IN DEED BOOK 17010, PAGE 41; THENCE WITH THE COMMON LINE OF THE SAID BROWN PROPERTY, N01°06'09"E A DISTANCE OF 31.03 FEET TO AN EXISTING IRON PIPE; THENCE N89°00'59"W A DISTANCE OF 181.74 FEET TO A POINT IN THE AFOREMENTIONED RIGHT-OF-WAY OF WEST YOUNG STREET; THENCE WITH THE SAID WEST YOUNG STREET RIGHT-OF-WAY, N00°12'54"E A DISTANCE OF 81.17 FEET TO A POINT; THENCE N00°08'34"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE N00°09'08"W A DISTANCE OF 102.45 FEET TO A POINT; THENCE N00°47'19"W A DISTANCE OF 104.25 FEET TO A POINT; THENCE N00°49'13"W A DISTANCE OF 122.35 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 314,148 SQUARE FEET OR 7.2118 ACRES AS SHOWN ON THAT SURVEY ENTITLED "BOUNDARY AND TOPOGRAPHIC SURVEY FOR BROUGHTON TOWNHOMES", DATED 11-01-2019, REVISED 03-26-2020 AND PREPARED BY BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS.

INVESTORS TITLE INSURANCE COMPANY
P.O. DRAWER 2687
CHAPEL HILL, NORTH CAROLINA 27515-2687

COMMITMENT NO.: 202510377CA
ISSUING OFFICE FILE NO.: 202510377CA
PROPERTY ADDRESS: 204 W. YOUNG ST, ROLESVILLE, NC 27571
COMMITMENT DATE: MARCH 21, 2025 AT 08:00 AM

THE LAND IS DESCRIBED AS FOLLOWS:

- BEING LOTS NOS. 1, 2, AND 3 OF THE LANDS OF MRS. LILLIAN WEATHERS, ACCORDING TO A MAP OF PITTMAN STELL, C.S., DATED FEBRUARY 12, 1946, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT A POINT IN THE EASTERN BOUNDARY OF THE OXFORD ROAD, LINE OF R.M. BROUGHTON; RUNS THENCE ALONG THE EASTERN BOUNDARY OF SAID OXFORD ROAD, N. 4 DEG. E. 300 FEET TO A STAKE; THENCE S. 86 DEG. E. 280 FEET TO A STAKE; THENCE S. 4 DEG. W. 300 FEET TO A STAKE IN THE BROUGHTON LINE; THENCE N. 86 DEG. W. 280 FEET TO THE POINT OF BEGINNING.

SCHEDULE B, PART II - EXCEPTIONS

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- TAXES FOR THE YEAR 2025, AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE. - NOT A SURVEY MATTER.
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASE OF LESS THAN THREE (3) YEAR'S DURATION. (TO BE DELETED UPON RECEIPT OF NO TENANT AFFIDAVIT.) - NOT A SURVEY MATTER.
- RURAL LINE PERMIT TO CAROLINA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN BOOK 1261 AT PAGE 39. - A BLANKET EASEMENT WITH NO PLOTTABLE METES & BOUNDS.
- THE EFFECT OF THE TITLE OF AN ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT (INCLUDING AN ENCROACHMENT OF AN IMPROVEMENT ACROSS THE BOUNDARY LINES OF THE LAND), BUT ONLY IF THE ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, BOUNDARY LINE OVERLAP, OR ENCROACHMENT WOULD HAVE BEEN DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. PARAGRAPH 2 (C) OF THE COVERED RISKS IS HEREBY DELETED. - OVERLAPPING PROPERTY MONUMENTATION SHOWN AND LABELED HEREON.

NO INSURED CLOSING PROTECTION COVERAGE PROVIDED - AS TO THE TRANSACTION FOR WHICH THIS BINDER AND/OR POLICY IS ISSUED, THE COMPANY SPECIFICALLY EXCLUDES THIS TRANSACTION FROM ANY CLOSING PROTECTION SERVICES.

AS SURVEYED DESCRIPTIONS

COLUMBIA PARK EAST MHP-KB LLC
PIN: 1769029362
REID: 0008831

BEGINNING AT AN EXISTING IRON PIPE(EIP) AT THE INTERSECTION OF THE COMMON CORNER OF COLUMBIA PARK EAST MHP-KB LLC PIN: 1769029362 AND MARY C. PERRY PIN:1769027985 WITH THE EASTERN RIGHT-OF-WAY LINE OF WEST YOUNG STREET A VARIABLE WIDTH PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N792765.52, E2160643.67;
THENCE NORTH 89°29'34" EAST A DISTANCE OF 364.26 FEET TO AN IRON PIPE SET;
THENCE SOUTH 23°18'55" EAST A DISTANCE OF 730.80 FEET TO AN IRON PIPE SET;
THENCE SOUTH 47°26'07" WEST A DISTANCE OF 13.21 FEET TO AN IRON PIPE SET;
THENCE SOUTH 46°16'05" WEST A DISTANCE OF 75.48 FEET TO AN IRON PIPE SET;
THENCE SOUTH 45°41'55" WEST A DISTANCE OF 44.33 FEET TO AN IRON PIPE SET;
THENCE NORTH 43°20'46" WEST A DISTANCE OF 175.00 FEET TO AN EXISTING IRON PIPE;
THENCE SOUTH 45°18'52" WEST A DISTANCE OF 124.99 FEET TO AN EXISTING IRON PIPE;
THENCE NORTH 43°19'59" WEST A DISTANCE OF 239.77 FEET TO AN EXISTING IRON PIPE;
THENCE NORTH 00°46'20" EAST A DISTANCE OF 31.00 FEET TO AN EXISTING IRON PIPE;
THENCE NORTH 88°59'39" WEST A DISTANCE OF 181.51 FEET TO AN EXISTING IRON PIPE;
THENCE NORTH 00°13'06" EAST A DISTANCE OF 81.12 FEET TO AN IRON PIPE SET;
THENCE NORTH 00°08'24" EAST A DISTANCE OF 101.84 FEET AN IRON PIPE SET;
THENCE NORTH 00°09'18" WEST A DISTANCE OF 102.45 FEET AN IRON PIPE SET;
THENCE NORTH 00°47'29" WEST A DISTANCE OF 104.25 FEET TO AN IRON PIPE SET;
THENCE NORTH 00°49'09" WEST A DISTANCE OF 122.38 FEET TO AN EXISTING IRON PIPE; WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 7.21 ACRES - 314,143 SQUARE FEET.

MARY C PERRY
PIN: 1769027985
REID: 0054708

BEGINNING AT AN EXISTING IRON PIPE(EIP) AT THE INTERSECTION OF THE COMMON CORNER OF COLUMBIA PARK EAST MHP-KB LLC PIN: 1769029362 AND MARY C. PERRY PIN:1769027985 WITH THE EASTERN RIGHT-OF-WAY LINE OF WEST YOUNG STREET A VARIABLE WIDTH PUBLIC R/W, HAVING NC NAD83(2011) GRID COORDINATES OF N792765.52, E2160643.67;
THENCE NORTH 00°30'05" WEST A DISTANCE OF 300.11 FEET TO AN IRON PIPE SET;
THENCE NORTH 89°29'55" EAST A DISTANCE OF 277.69 FEET TO AN EXISTING IRON PIPE WITH CAP & TACK
THENCE SOUTH 00°30'05" EAST A DISTANCE OF 300.09 FEET TO AN EXISTING IRON PIPE;
THENCE SOUTH 89°29'34" WEST A DISTANCE OF 277.69 FEET TO AN EXISTING IRON PIPE WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 1.91 ACRES - 83,336 SQUARE FEET.

GENERAL NOTES

- THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND, THIS IS A ALTA/NSPS LAND TITLE SURVEY;
- ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
- BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83(2011) .
- ZONING: RL
- AREA BY COORDINATE GEOMETRY.
- FLOOD NOTE: THIS PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL TOWN OF ROLESVILLE 3720176900J DATED MAY 2, 2006.
- NO GRID MONUMENTS FOUND WITHIN 2000' OF SITE.
- THE AS-SURVEYED DESCRIPTION SHOWED HEREON IS DESCRIBES THE SAME PROPERTY SHOWN IN THE TITLE COMMITMENT.
- NO IDENTIFIABLE PARKING SPACES AT THE TIME OF THE FIELD SURVEY.
- VISIBLE ENCROACHMENTS OBSERVED AT THE TIME OF THE FIELD SURVEY SHOWN HEREON.
- A WETLANDS REPORT WAS NOT PROVIDED AND NO VISIBLE WETLANDS FLAGS WERE SEEN AT THE TIME OF THE FIELD SURVEY.

LEGEND

	TRAFFIC SIGNAL HAND HOLE
	TELEPHONE PEDESTAL
	MAPLE
	FIRE HYDRANT
	CROSSWALK SIGNAL
	CLEAN OUT
	EXISTING IRON PIPE
	EXISTING CONCRETE MONUMENT
	IRON PIPE SET
	CALCULATED POINT
	ELECTRIC BOX
	POWER POLE
	GUY WIRE
	CLEAN OUT
	SANITARY SEWER MANHOLE
	GAS VALVE
	GAS LINE MARKER
	WATER METER
	WATER VALVE
	LIGHT POLE
	SIGN
	BOLLARD
	MAILBOX
	ELECTRIC HAND HOLE
	CABLE TV HAND HOLE
	CABLE TV BOX
	FIBER OPTIC HAND HOLE
	FLOOD LIGHT
	MAIL BOX
	SATELLITE DISH
	OVERHEAD UTILITY LINES
	FENCE LINE
	TREE LINE
	CEDAR
	CRAPE MYRTLE
	DOGWOOD
	MAGNOLIA
	MAPLE
	OAK
	ORNAMENRAL
	PINE
	PERSIMMON
	DOUBLE AND TRIPLE TRUNKS
	DOUBLE OAK
	TRIPLE OAK
	CALIPER INCH SIZE OF TREE
	TYPE OF TREE
	D FOR DOUBLE, T FOR TRIPLE

TO: FISCHER HOMES; INVESTORS 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 2, 3, 4, 8, 11, 13, 16, 17, 18, & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/03/2025.

JOHN R. PICKENS, P.L.S. L-3297 DATE

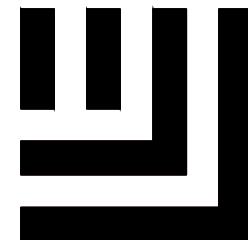
PLAN INFORMATION

PROJECT NO. SPEC24634
FILENAME SPEC24634-AT1
CHECKED BY JBT
DRAWN BY JRP
SCALE N/A
DATE 04.02.2025

SHEET

ALTA/NSPS
LAND TITLE SURVEY

1-2



McADAMS

The John R. McAdams Company, Inc.
621 Hillsborough Street
Suite 500
Raleigh, NC 27603
phone 919.361.5000
fax 919.361.2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

FISCHER HOMES
3940 OLYMPIC BOULEVARD, SUITE 400
ERLANGER, KENTUCKY 41018

BROUGHTON TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY
WEST YOUNG STREET
WAKE FOREST TWP., ROLESVILLE, NORTH CAROLINA



REVISIONS

NO. DATE

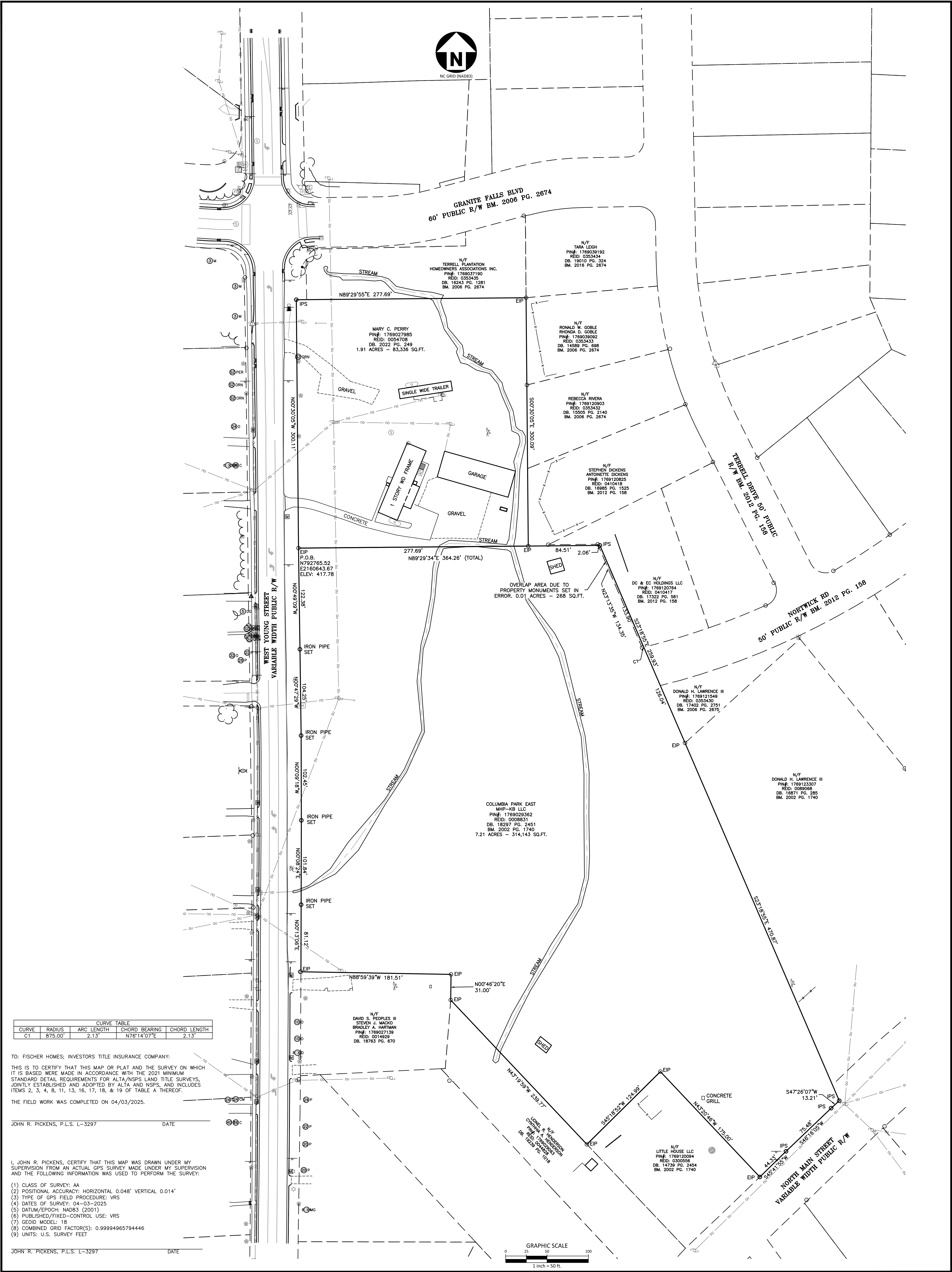
PLAN INFORMATION

PROJECT NO. SPEC24634
FILENAME SPEC24634-AT1
CHECKED BY JBT
DRAWN BY JRP
SCALE N/A
DATE 04.02.2025

SHEET

ALTA/NSPS
LAND TITLE SURVEY

1-2



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	875.00'	2.13'	N76°14'07"E	2.13'

TO: FISCHER HOMES; INVESTORS 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 2, 3, 4, 8, 11, 13, 16, 17, 18, & 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 04/03/2025.

JOHN R. PICKENS, P.L.S. L-3297 DATE

I, JOHN R. PICKENS, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

- (1) CLASS OF SURVEY: AA
- (2) POSITIONAL ACCURACY: HORIZONTAL 0.048' VERTICAL 0.014'
- (3) TYPE OF GPS FIELD PROCEDURE: VRS
- (4) DATES OF SURVEY: 04-03-2025
- (5) DATUM/EPOCH: NAD83 (2001)
- (6) PUBLISHED/FIXED-CONTROL USE: VRS
- (7) GEOD MODEL: 18
- (8) COMBINED GRID FACTOR(S): 0.99994965794446
- (9) UNITS: U.S. SURVEY FEET

JOHN R. PICKENS, P.L.S. L-3297 DATE

REVISIONS
NO. DATE



PLAN INFORMATION

PROJECT NO. SPEC24634
FILENAME SPEC24634-AT1
CHECKED BY JRP
DRAWN BY JRP
SCALE 1"=50'
DATE 04.02.2025

SHEET

ALTA/NSPS
LAND TITLE SURVEY

2-2

BROUGHTON TOWNHOMES
ALTA/NSPS LAND TITLE SURVEY
WEST YOUNG STREET
WAKE FOREST TWP., ROLESVILLE, NORTH CAROLINA



McADAMS
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CLIENT

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