CZMA CONSISTENCY DETERMINATION REQUEST

BAY RIVER APARTMENTS
1 FAIRVIEW COURT
BAYBORO, PAMLICO COUNTY, NORTH CAROLINA

ECS PROJECT NO. 49:25311-A

FOR: DANIEL GOVONI, NORTH CAROLINA DEPARTMENT OF ENVIRONMENTAL QUALITY

MARCH 11, 2025

March 11, 2025

Mr. Daniel Govoni
North Carolina Department of Environmental Quality
1022 Ashes Drive
Wilmington, North Carolina 28405

ECS Project No. 49:25311-A

Reference: Consistency Determination Request, Bay River Apartments, 1 Fairview Court, Bayboro, Pamlico County, North Carolina

Mr. Govoni:

ECS Southeast, LLC (ECS) is pleased to submit this Consistency Determination Request in order to ensure compliance with the Coastal Zone Management Act (CZMA), for the above-referenced site, and to fulfill the environmental review requirements for the U.S. Department of Housing and Urban Development (HUD). If there are questions regarding this request, or a need for further information, please contact the undersigned.

ECS Southeast, LLC

Min Kandies
Environmental Project Manager
mkandies@ecslimited.com
615-636-9326

Justin Roth, CHMM
Environmental Principal
jroth@ecslimited.com
843-654-4448

1.0 BACKGROUND INFORMATION

This review is requested in order to meet the environmental review requirements for potential HUD funding of the Bay River Apartments Project located at 1 Fairview Court in Bayboro, Pamlico County, North Carolina. The site consists of one parcel totaling approximately 4 acres and identified on the Pamlico County Geographic Information System (GIS) website as Parcel Number 6561301128000. The proposed project will include a 20-unit housing development with renovations to ancillary access roads, paved parking lots, and stormwater features necessary for the development. Site plans are included in Appendix III.

2.0 DESKTOP REVIEW

ECS reviewed the United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI) website, available topographic maps, the United States Department of Agriculture (USDA) and Natural Resources Conservation Service (NRCS) Web Soil Survey, the USFWS Coastal Barrier Resource System (CBRS) Mapper Documentation, National Oceanic and Atmospheric Administration (NOAA) Essential Fish Habitat (EFH) Mapper, and the North Carolina DEQ Surface Water Classifications website. A summary of these resources is provided below:

- According to the USFWS NWI website, the subject property is located in HUC 03020204 (Lower Neuse) watershed. No wetlands or surface waters were depicted on the subject property. The nearest depicted feature is the South Prong Bay River approximately 915 feet north of the subject property. Neal Creek is located approximately 1,615 feet east of the subject property.
- Available topographic maps dated 1951, 1968, 1974, 1983, 2013, 2016, 2019, and 2022 for the Bayboro Quadrangle were reviewed and no surface waters or wetland were historically depicted on the subject property.
- The USDA-NRCS Web Soil Survey was accessed on February 21, 2025. According to the website, the subject property is mapped to contain Fork loamy fine sand (Fo). Fork loamy fine sand is not a hydric soil.
- The USFWS CBRS Mapper Documentation reported that the subject property is not located with a CBRS unit. The nearest CBRS unit is located approximately 33.6 miles southeast of the subject property and described as Cape Lookout National Seashore (CBRS Unit NC-03P).
- According to the NOAA EFH Mapper, the subject property does not contain EFH, habitat areas of particular concern, or EFH areas protected from fishing. The nearest unit to the subject property depicted on the EFH Mapper is located approximately 1,400 feet to the northwest, along the South Prong Bay River, and was reported as an EFH for Snapper Grouper. A unit located approximately 1,800 feet to the northeast, along the South Prong Bay River is reported as an EFH for shrimp.
- The North Carolina DEQ Surface Water Classifications website depicts that there are no classified resources located on the subject property. Neal Creek, located approximately 2,100 feet east of the subject property, was reported with a classification of SC (aquatic life, secondary contact recreation, tidal salt water), Sw (swamp waters) and NSW (nutrient Sensitive Water). South Prong Bay river, located approximately 885 feet northwest of the subject property, was reported with a classification of SC (aquatic life, secondary contact recreation, tidal salt water), Sw (swamp waters) and NSW (nutrient Sensitive Water).

3.0 SITE RECONNAISSANCE

ECS did not perform a formal wetland/stream delineation and subsequent agency verification for this project. ECS conducted a site visit to the subject property on March 7, 2025. The subject property is developed with five multi tenant residential structures, an office building, and associated parking areas. Landscaped areas consisting of regularly maintained grass bordered by tree growth are located along the eastern, northern, and southern boundaries of the subject property. Several stands of immature pines were observed on the northern and eastern portion of the subject property. According to historical research, the subject property consisted of agricultural land from at least 1950 until at least 1998. In 2000, the current apartment complex was constructed. Since that time to the present, the subject property has been developed with the current apartment complex, consisting of a leasing office/community building, five multi-tenant residential buildings, paved parking areas, and wooded land. The apartment complex is currently occupied by Bay River Apartments.

A sewer lift station owned and maintained by Pamlico County is located on the southwestern portion of the subject property. Evidence of suspect hydrophytic vegetation, open waters, standing water, or suspected wetlands were not observed on the subject property.

4.0 CONCLUSIONS

Based on our site observations and review of available resources, it does not appear that surface waters or wetlands are located on the subject property. ECS is requesting a Federal Consistency Determination in order to ensure compliance with the CZMA for the Bay River Apartments Project as part of a HUD Environmental Assessment being completed on behalf of DHIC, Inc. ECS looks forward to the NCDEQ's attention and review of this request.

Appendix I: Figures

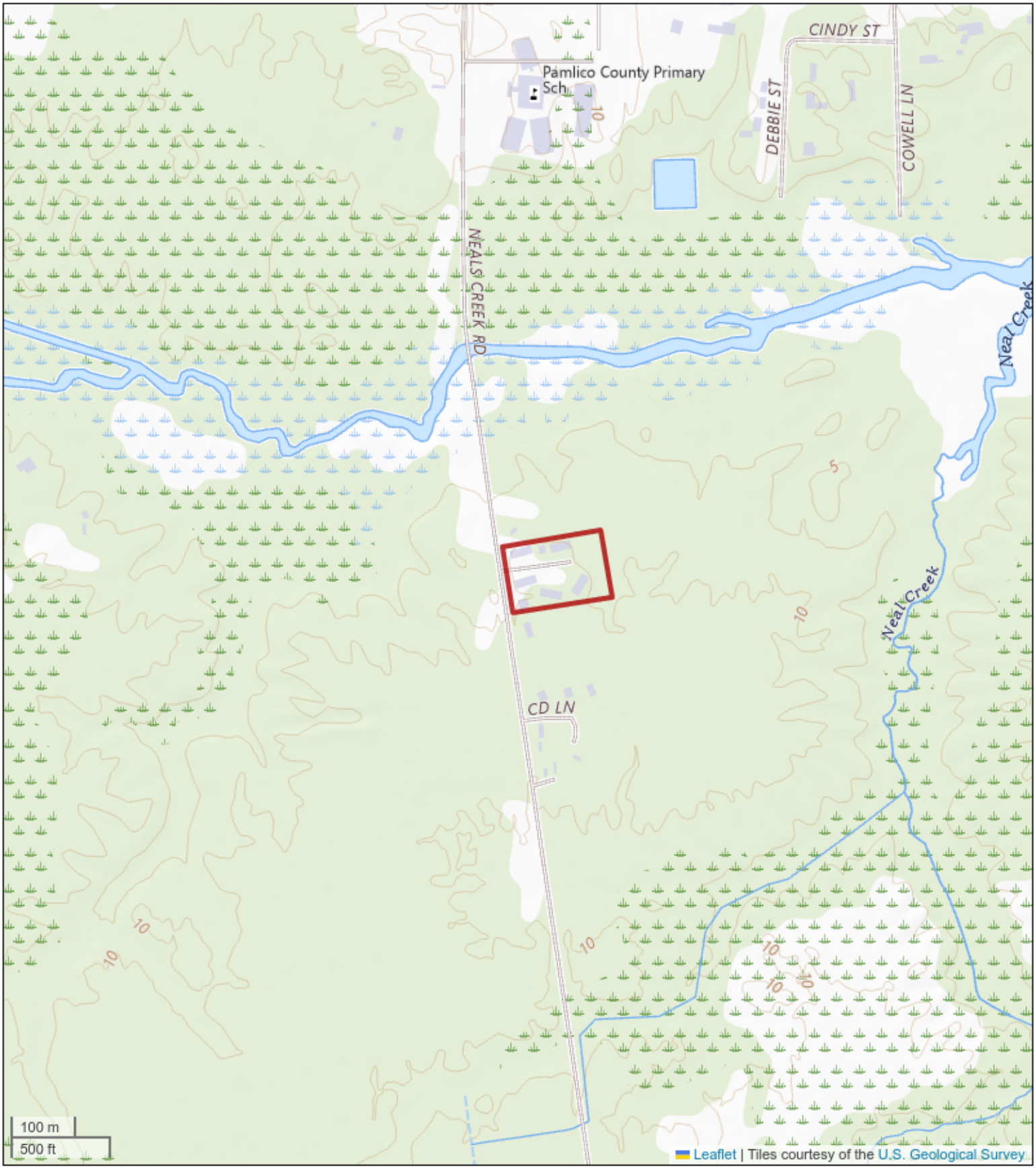


Figure 2

USGS Topographic Map
Bay River Apartments
1 Fairview Court
Bayboro, North Carolina 28515

Figure 1

Site Location Map
Bay River Apartments
1 Fairview Court
Bayboro, North Carolina 28515

Figure 3

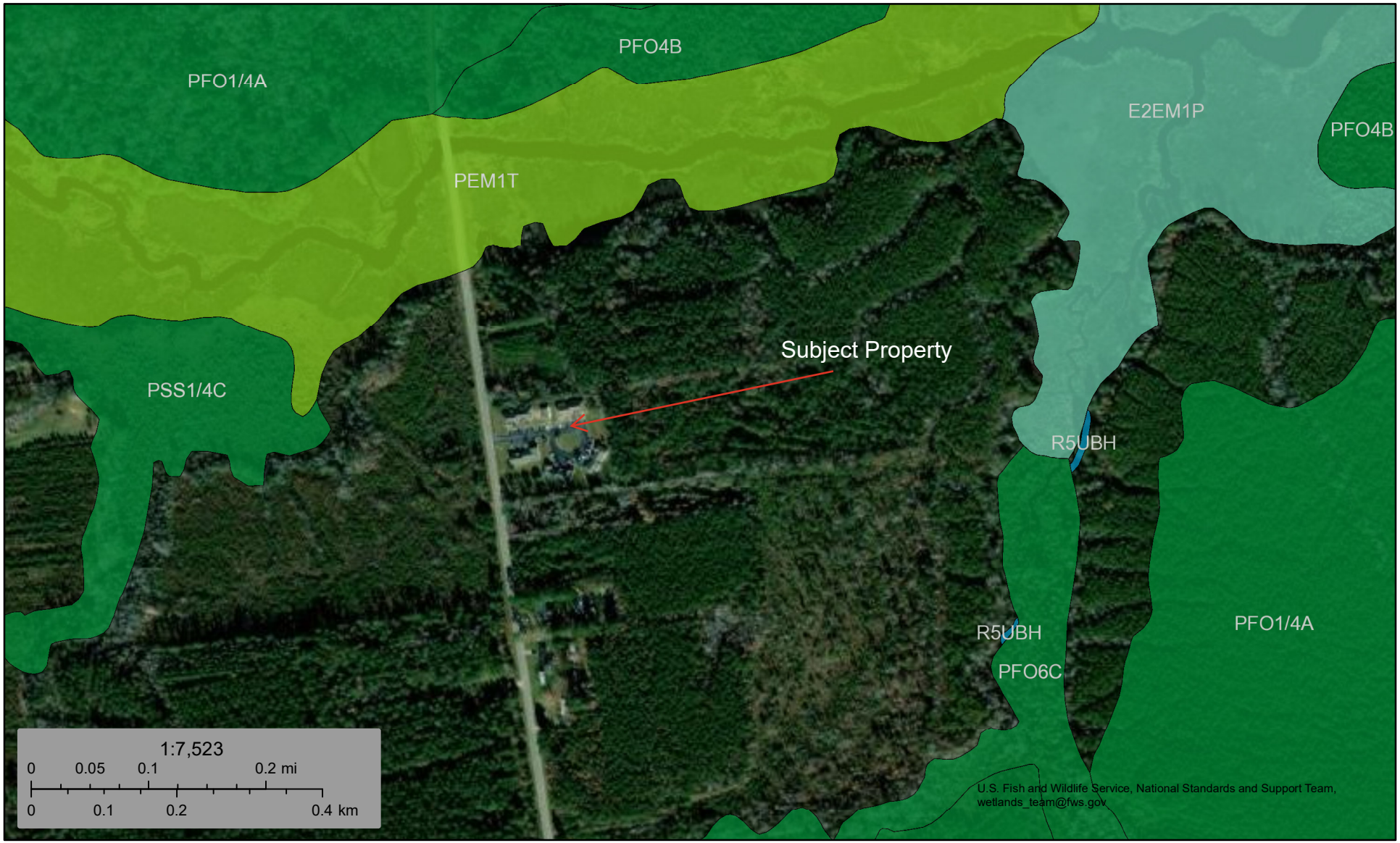
Site and Area Features Map
Bay River Apartments
1 Fairview Court
Bayboro, North Carolina 28515

Appendix II: Desktop Review Resources

U.S. Fish and Wildlife Service

National Wetlands Inventory

Bay River Apartments



February 24, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Bay River Apartments

1 Fairview Court

Bayboro, NC 28515

Inquiry Number: 7906439.4

February 24, 2025

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

02/24/25

Site Name:

Bay River Apartments
1 Fairview Court
Bayboro, NC 28515
EDR Inquiry # 7906439.4

Client Name:

ECS Southeast, LLP
4811 Koger Blvd
Greensboro, NC 27407
Contact: Olivia Richard

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by ECS Southeast, LLP were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# Bay River Apartments
Project: 49-25311

Coordinates:

Latitude:	35.131483 35° 7' 53" North
Longitude:	-76.781828 -76° 46' 55" West
UTM Zone:	Zone 18 North
UTM X Meters:	337656.85
UTM Y Meters:	3889077.10
Elevation:	10.75' above sea level

Maps Provided:

2022	1951
2019	
2016	
2013	
1993	
1983	
1974	
1968	

Topo Sheet Key

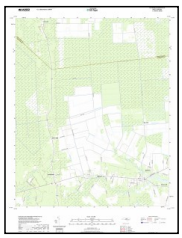
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2022 Source Sheets

Bayboro
2022
7.5-minute, 24000

Arapahoe
2022
7.5-minute, 24000

2019 Source Sheets

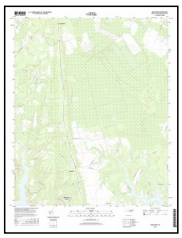


Bayboro
2019
7.5-minute, 24000

Arapahoe
2019
7.5-minute, 24000

2016 Source Sheets

Bayboro
2016
7.5-minute, 24000



Arapahoe
2016
7.5-minute, 24000

2013 Source Sheets

Bayboro
2013
7.5-minute, 24000

Arapahoe
2013
7.5-minute, 24000

Topo Sheet Key

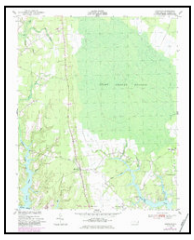
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1993 Source Sheets

Arapahoe
1993
7.5-minute, 24000
Aerial Photo Revised 1988

1983 Source Sheets

Bayboro
1983
7.5-minute, 24000
Aerial Photo Revised 1980



Arapahoe
1983
7.5-minute, 24000
Aerial Photo Revised 1980

1974 Source Sheets

Bayboro
1974
7.5-minute, 24000
Aerial Photo Revised 1974

1968 Source Sheets

Bayboro
1968
7.5-minute, 24000
Aerial Photo Revised 1964

Topo Sheet Key

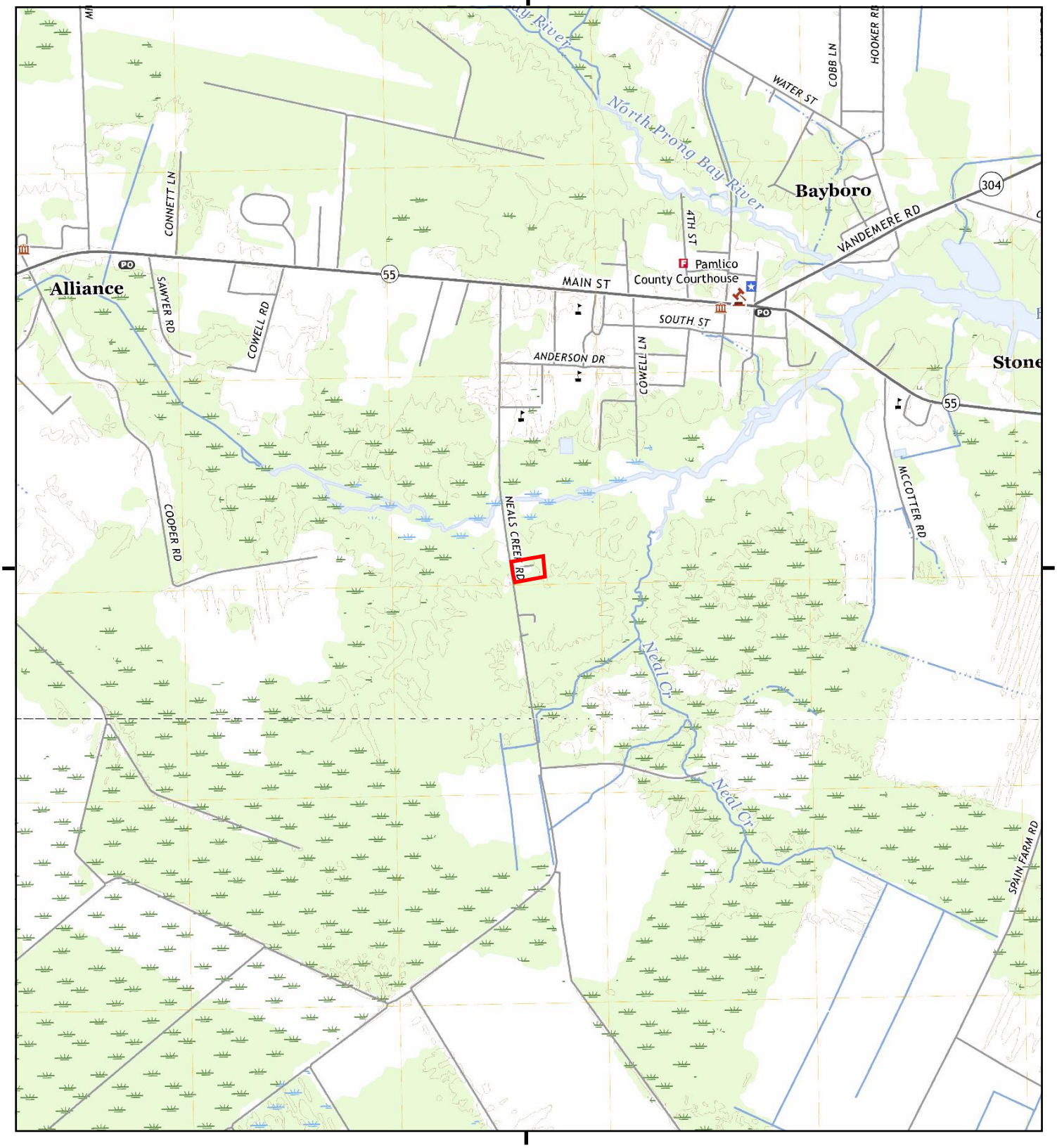
This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1951 Source Sheets

Arapahoe
1951
7.5-minute, 24000
Aerial Photo Revised 1946

Historical Topo Map

2022



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

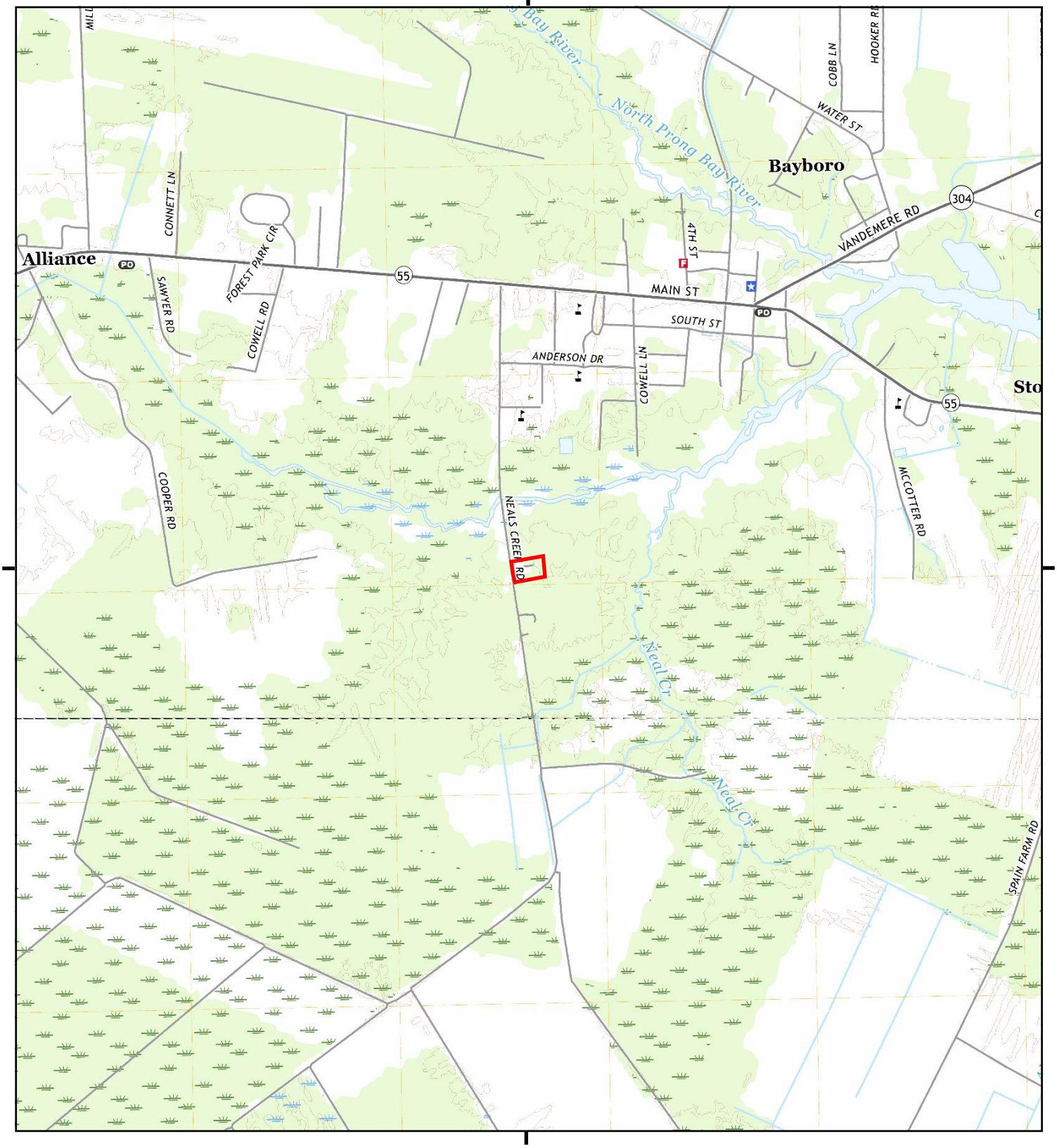
TP, Bayboro, 2022, 7.5-minute
S, Arapahoe, 2022, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

Historical Topo Map

2019



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W E
SW S SE

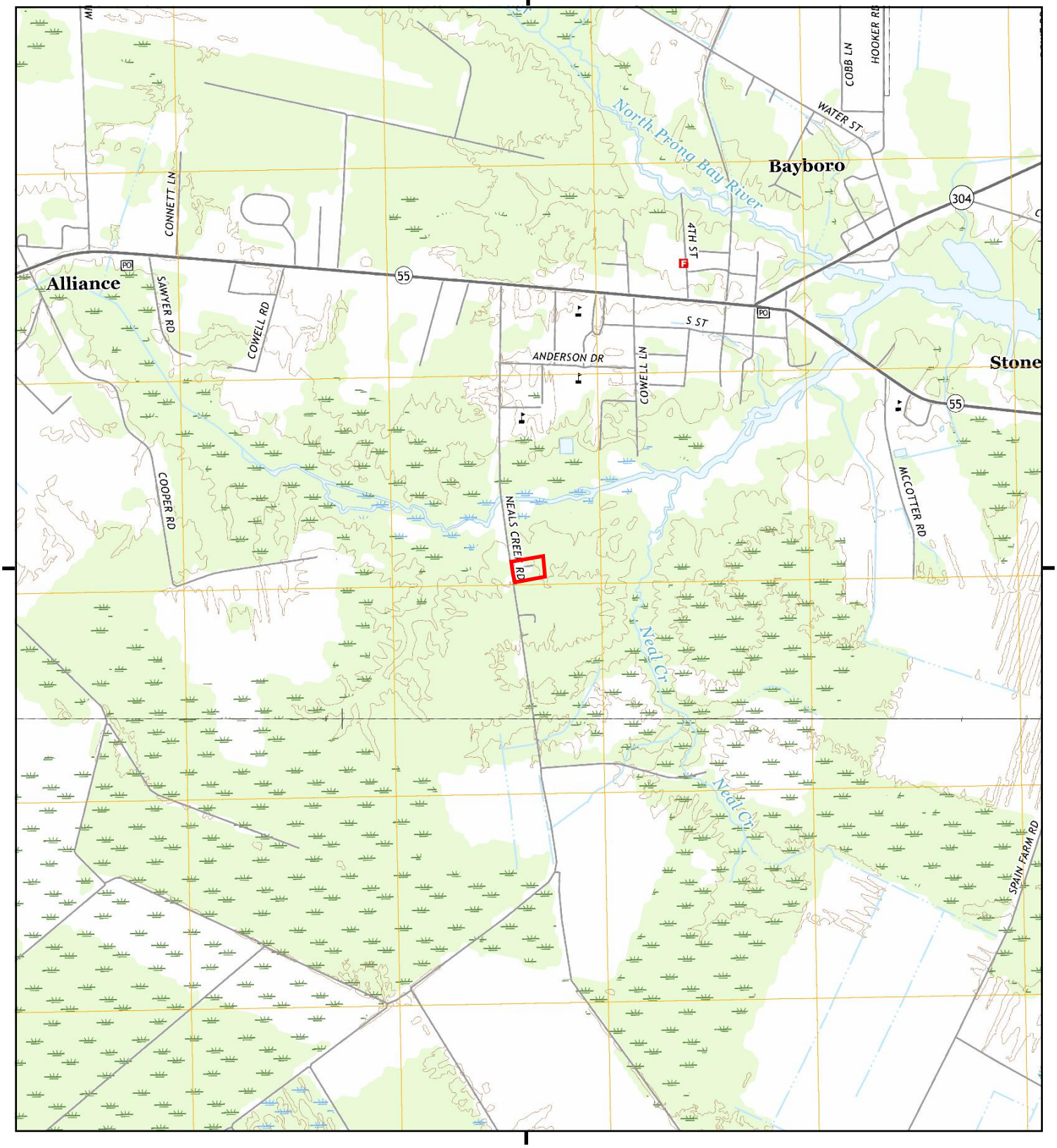
TP, Bayboro, 2019, 7.5-minute
S, Arapahoe, 2019, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

Historical Topo Map

2016



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W E
SW S SE

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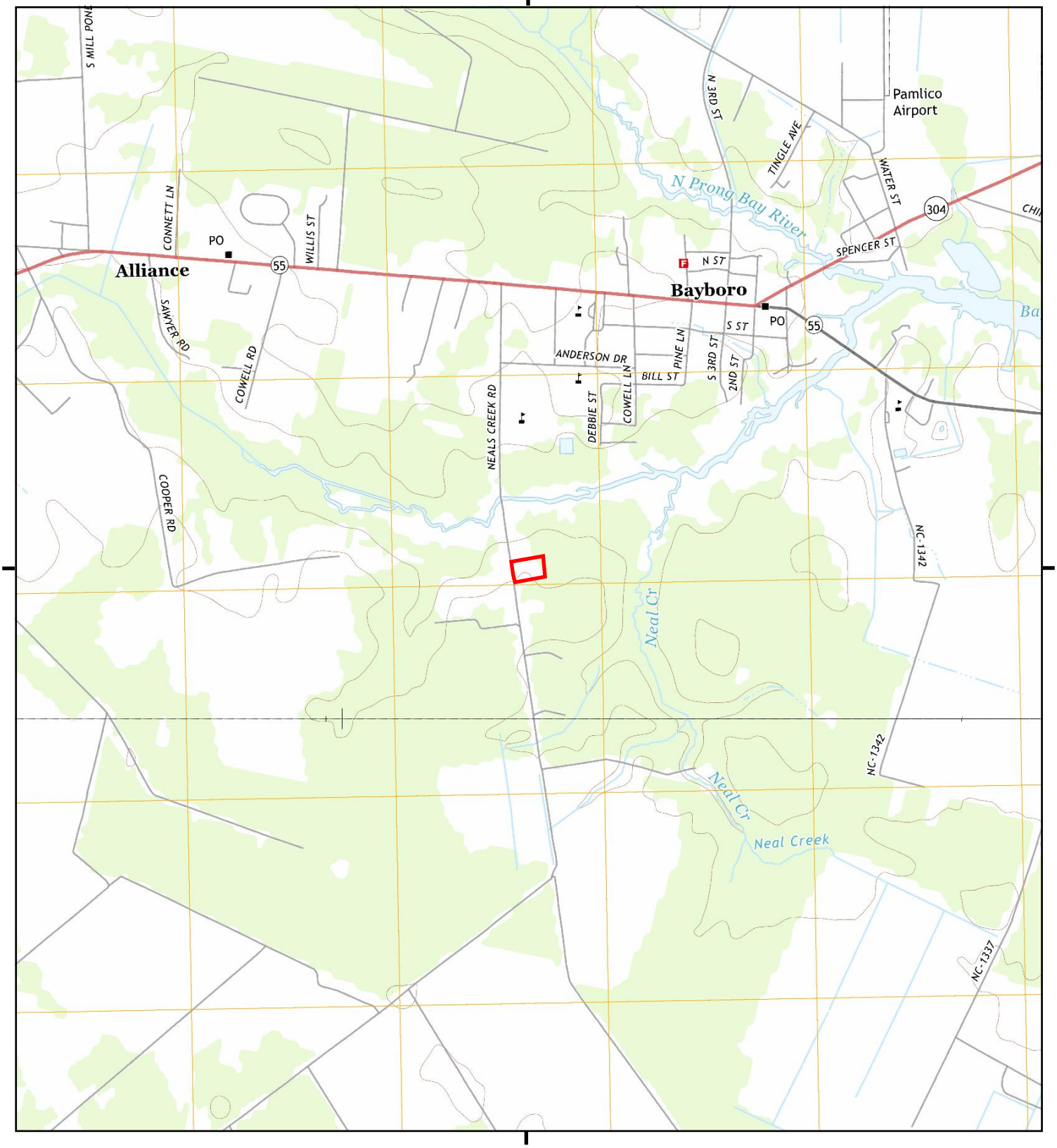
S, Arapahoe, 2016, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

Historical Topo Map

2013



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W E
SW S SE

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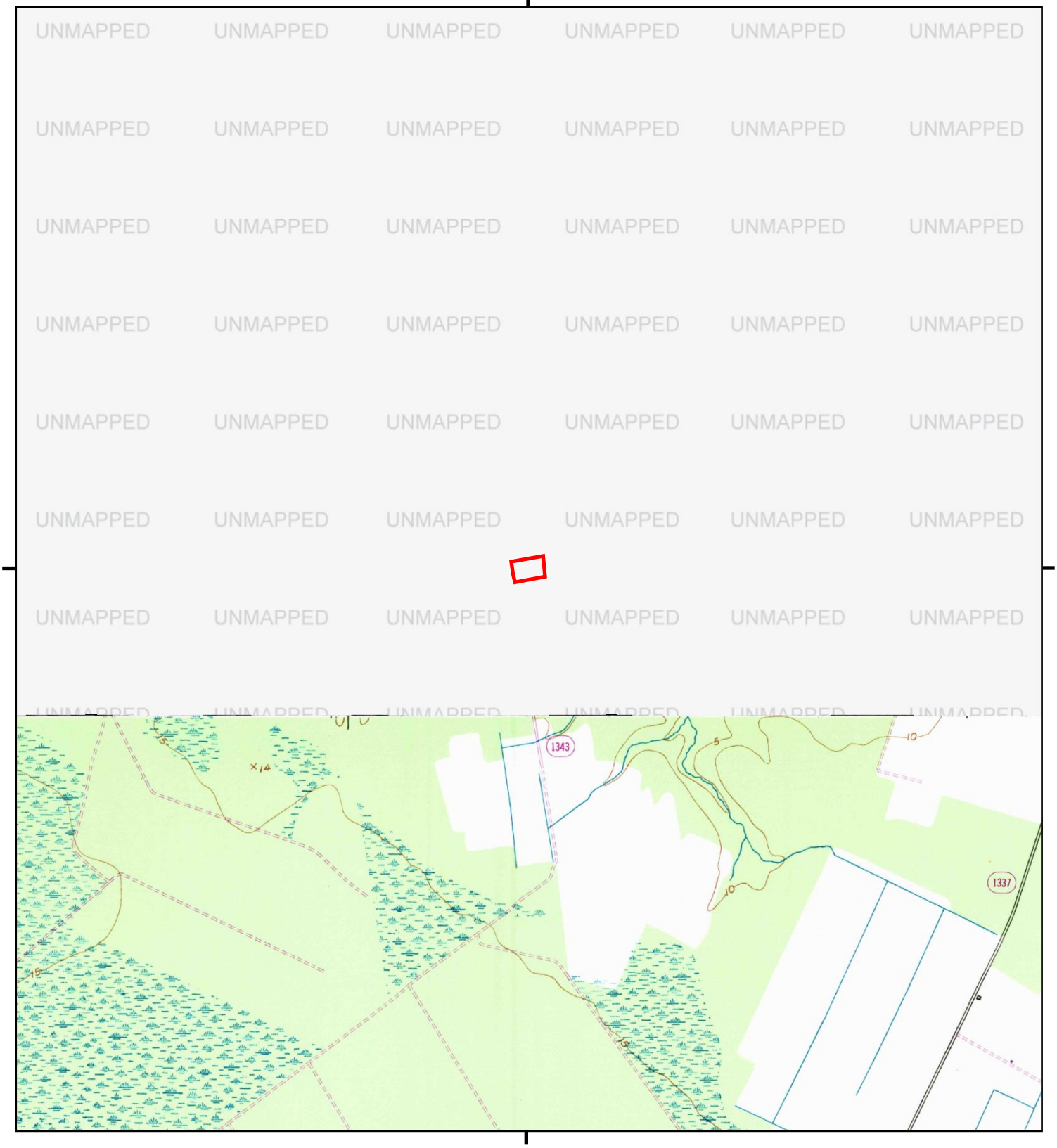
S, Arapahoe, 2013, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

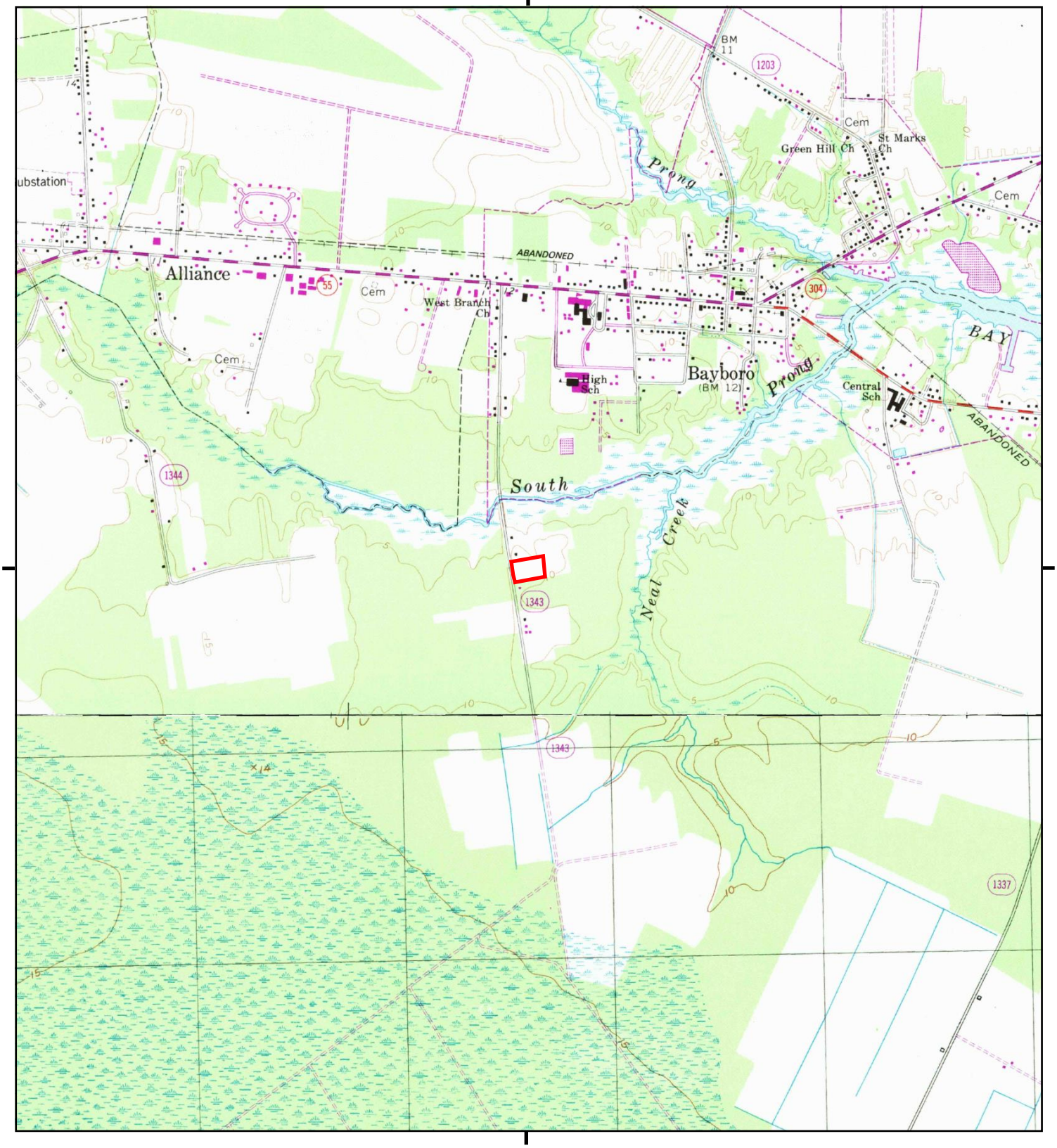
S, Arapahoe, 1993, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

Historical Topo Map

1983



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

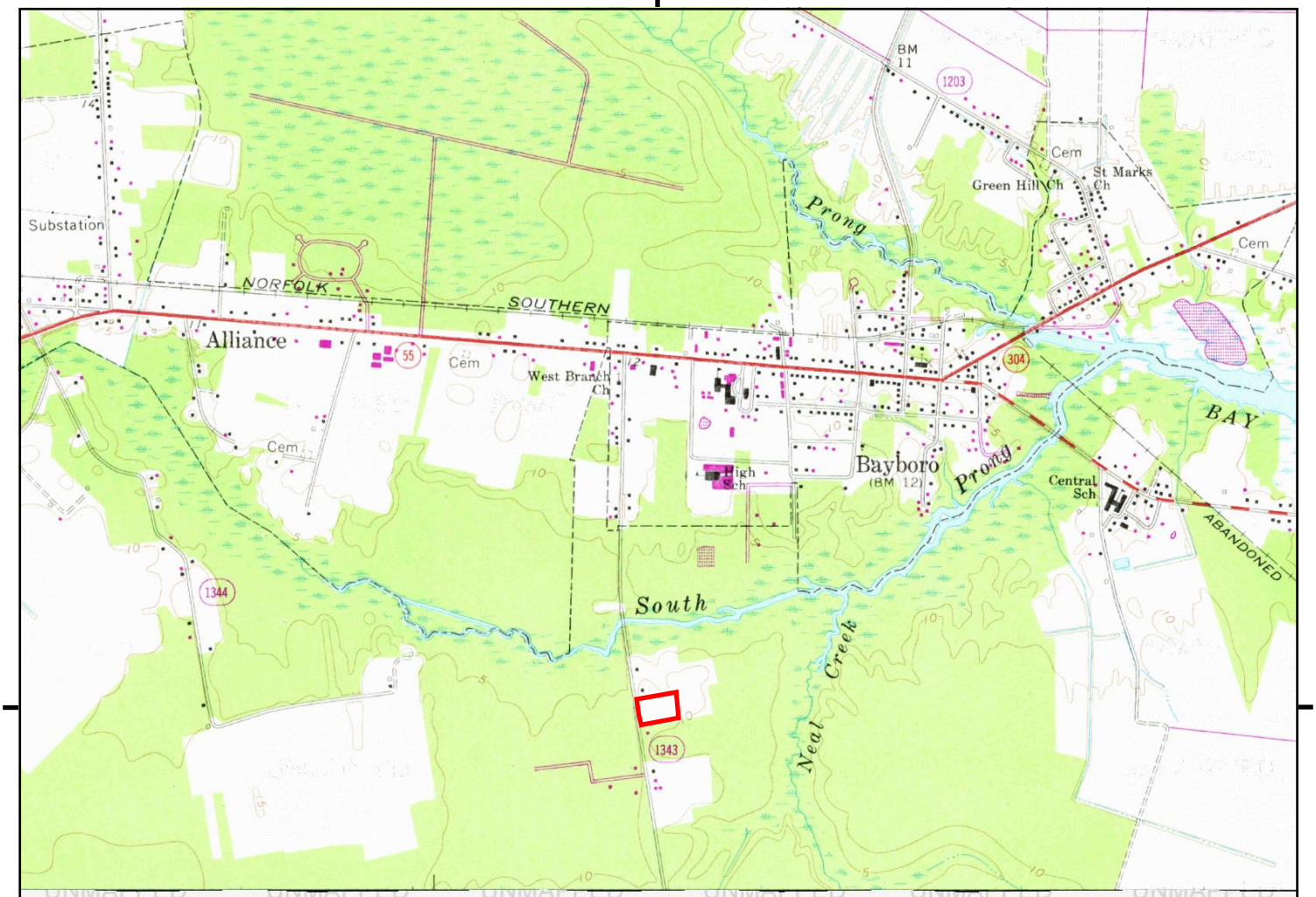
TP, Bayboro, 1983, 7.5-minute
S, Arapahoe, 1983, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

Historical Topo Map

1974



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W E
SW S SE

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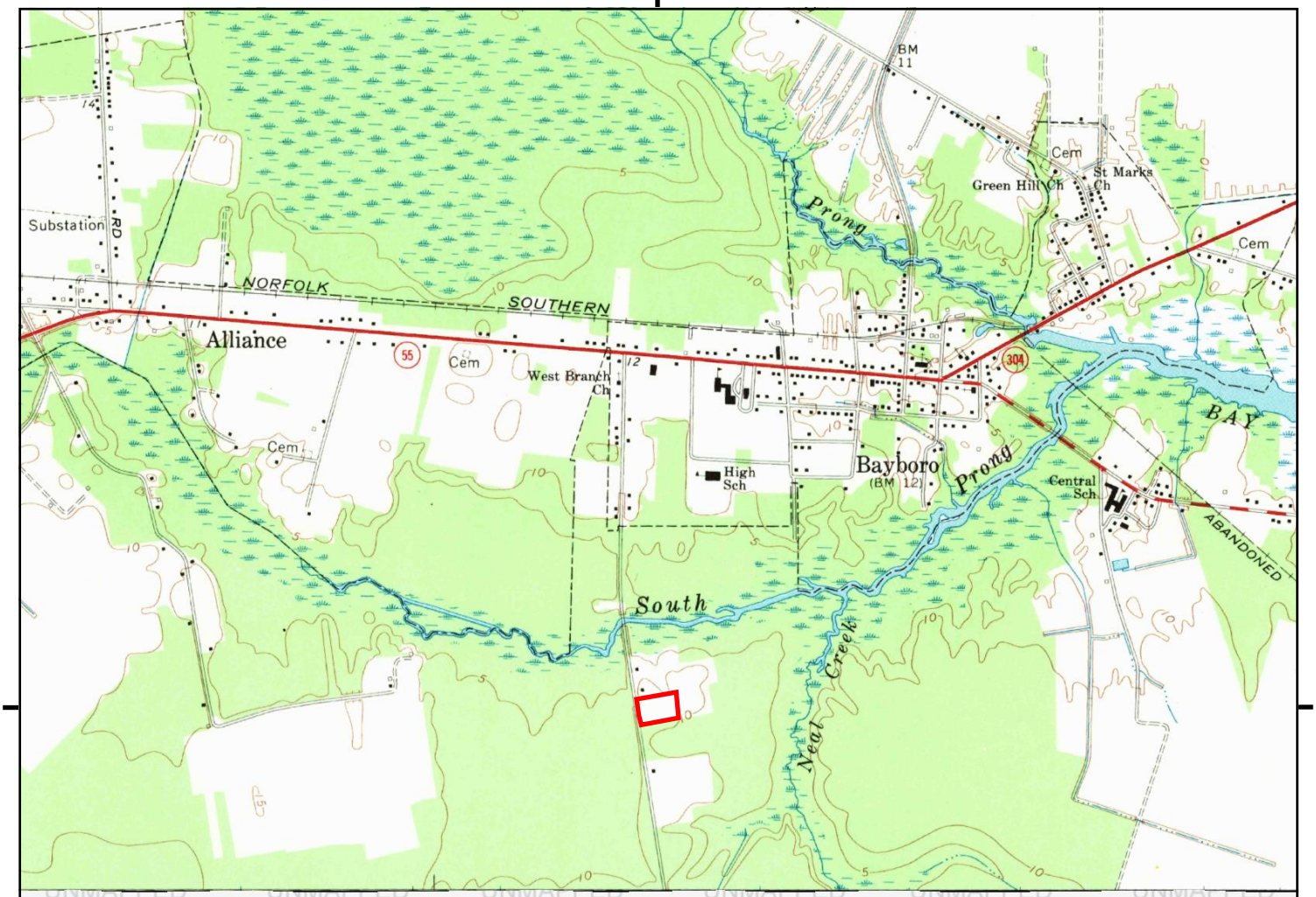
SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N



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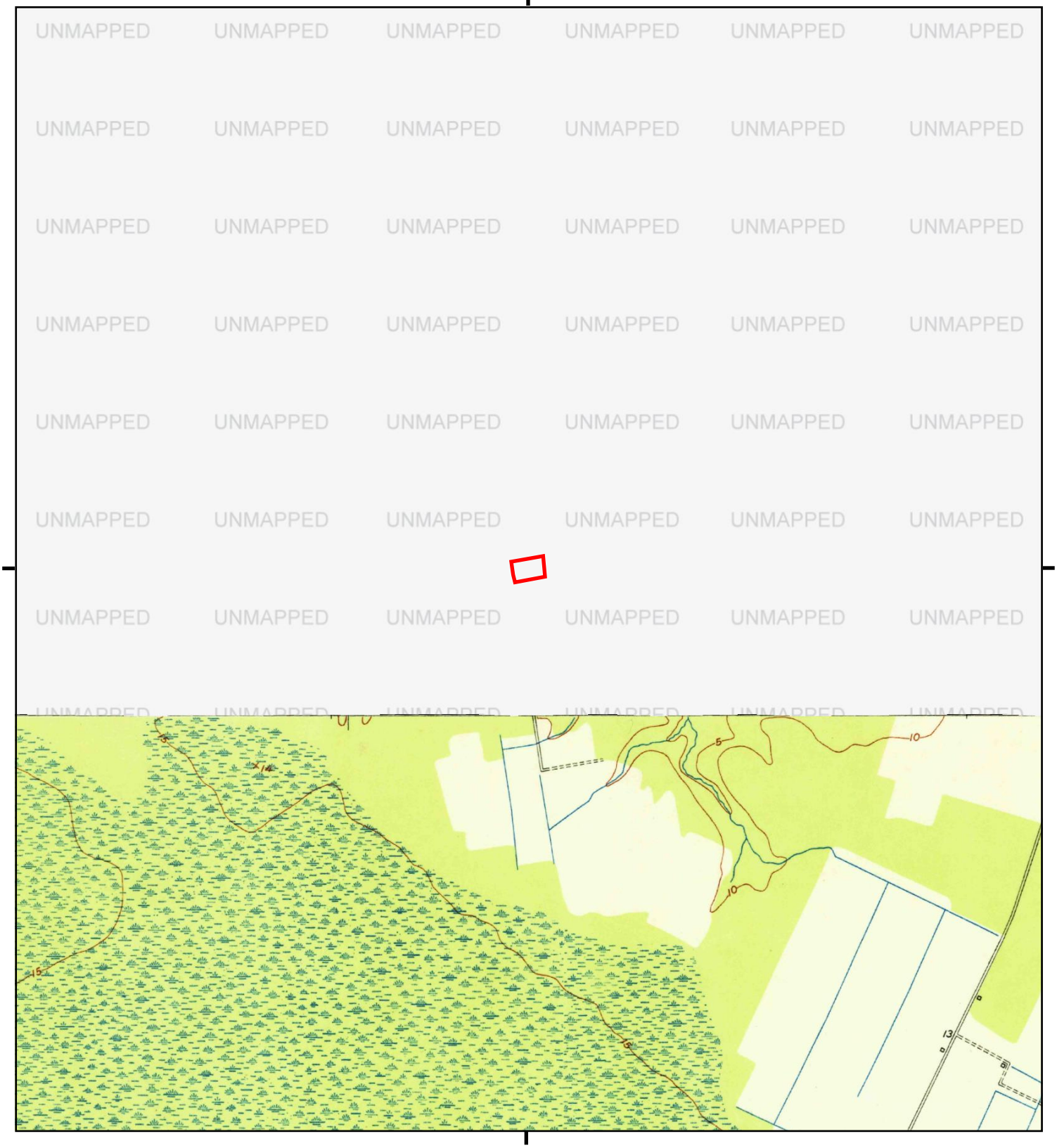
NW N NE
W E
SW S SE

TP, Bayboro, 1968, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N



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W E
SW S SE

S, Arapahoe, 1951, 7.5-minute

SITE NAME: Bay River Apartments
ADDRESS: 1 Fairview Court
Bayboro, NC 28515
CLIENT: ECS Southeast, LLP

N

United States Department of Agriculture

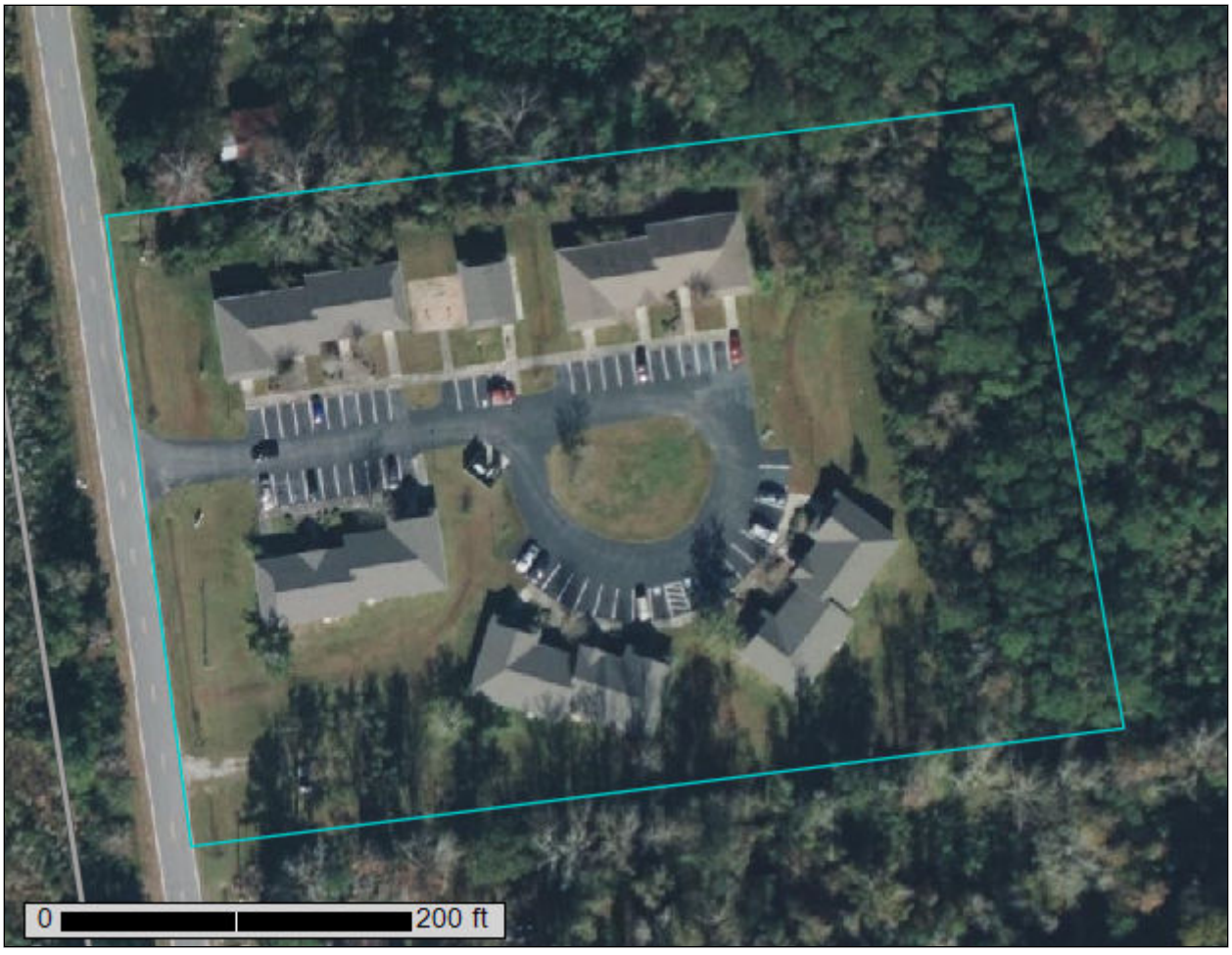
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Pamlico County, North Carolina

Bay River Apartments HUD



February 21, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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Contents

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Bay River Apartments HUD)

Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pamlico County, North Carolina
Survey Area Data: Version 27, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 20, 2020—Nov 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend (Bay River Apartments HUD)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Fo	Fork loamy fine sand	4.4	100.0%
Totals for Area of Interest		**4.4**	**100.0%**

Map Unit Descriptions (Bay River Apartments HUD)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Pamlico County, North Carolina

Fo—Fork loamy fine sand

Map Unit Setting

National map unit symbol: 3wv2
Elevation: 0 to 20 feet
Mean annual precipitation: 42 to 58 inches
Mean annual air temperature: 61 to 64 degrees F
Frost-free period: 190 to 270 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Fork and similar soils: 85 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fork

Setting

Landform: Marine terraces
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Sandy and loamy fluviomarine deposits and/or marine deposits

Typical profile

Ap - 0 to 8 inches: fine sandy loam
BE - 8 to 12 inches: fine sandy loam
Bt - 12 to 17 inches: fine sandy loam
Btg - 17 to 41 inches: sandy clay loam
BCg - 41 to 46 inches: fine sandy loam
Cg - 46 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 12 to 24 inches
Frequency of flooding: Rare
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: B/D
Ecological site: F153AY040NC - Moist Loamy Rises and Flats, F153BY040NC - Moist Loamy Rises and Flats
Hydric soil rating: No

Minor Components

Yonges, undrained

Percent of map unit: 5 percent
Landform: Flats on marine terraces
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153AY060NC - Wet Loamy Flats and Depressions, F153BY060NC - Wet Loamy Flats and Depressions
Hydric soil rating: Yes

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Farmland Classification (Bay River Apartments HUD)

Farmland classification identifies map units as prime farmland, farmland of statewide importance, farmland of local importance, or unique farmland. It identifies the location and extent of the soils that are best suited to food, feed, fiber, forage, and oilseed crops. NRCS policy and procedures on prime and unique farmlands are published in the "Federal Register," Vol. 43, No. 21, January 31, 1978.

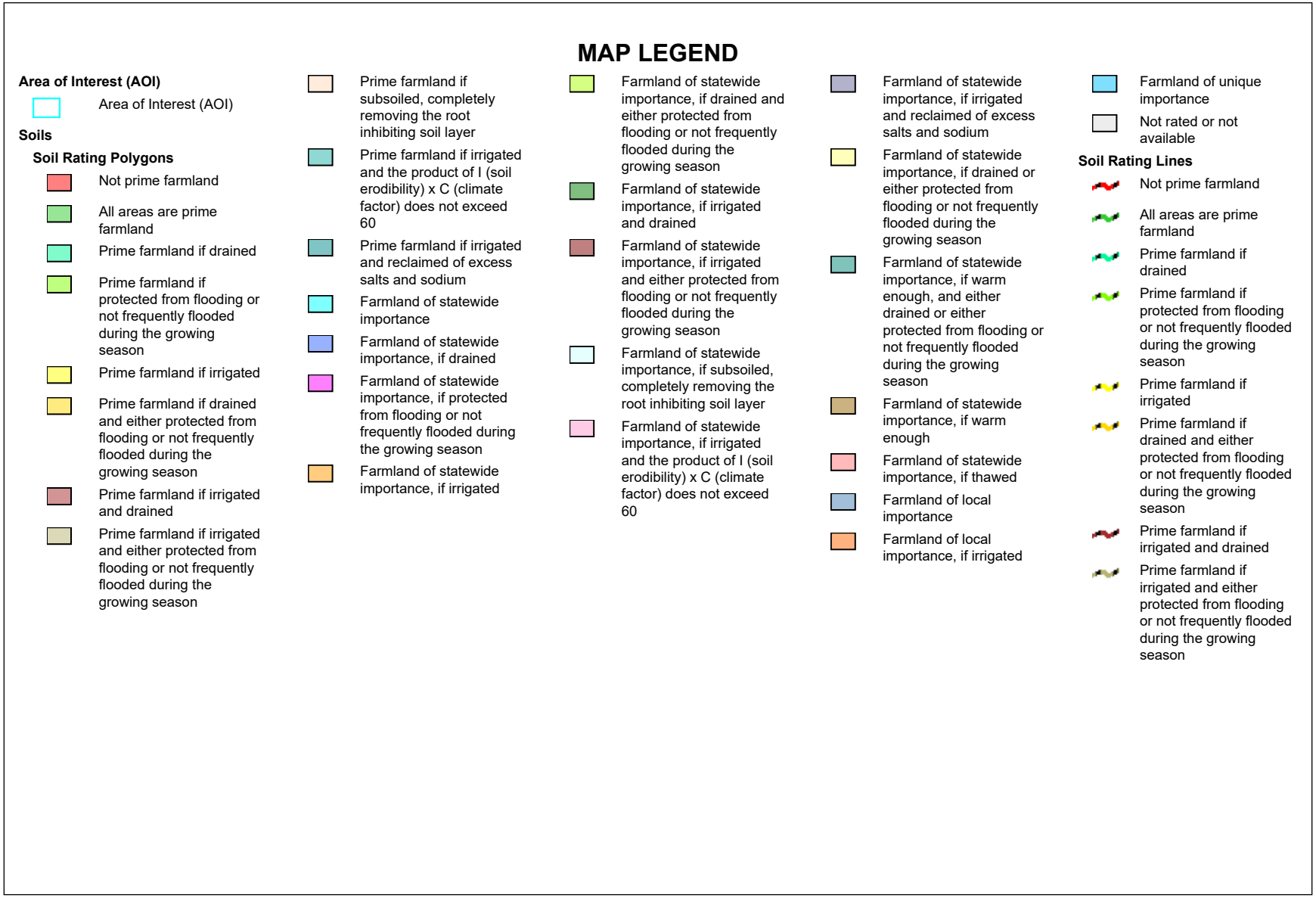
Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.

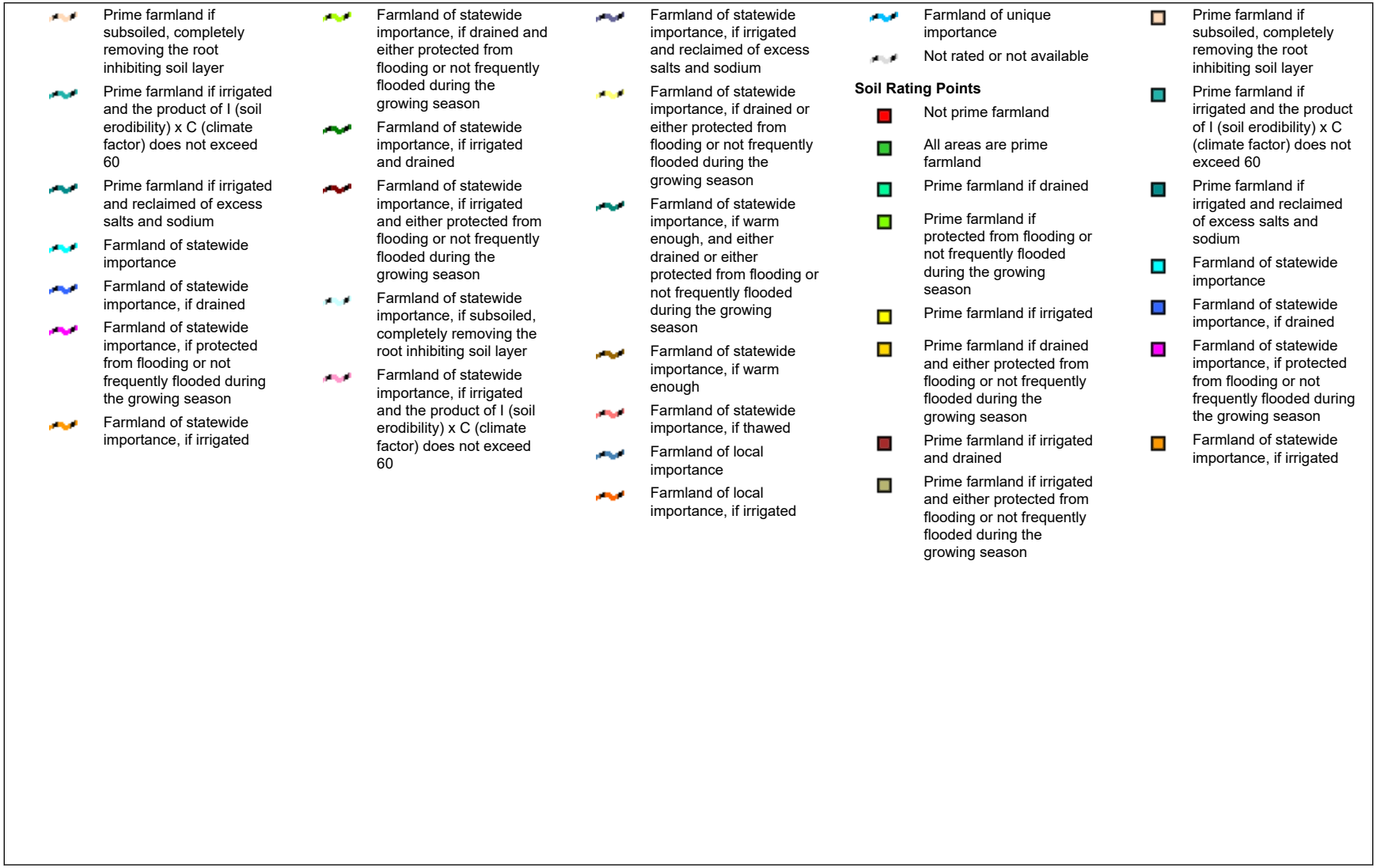
N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84


MAP LEGEND
Area of Interest (AOI)
Area of Interest (AOI)
Soils
Soil Rating Polygons
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Lines
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season


Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated and drained
Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if warm enough
Farmland of statewide importance, if thawed
Farmland of local importance
Farmland of local importance, if irrigated
Farmland of unique importance
Not rated or not available
Soil Rating Points
Not prime farmland
All areas are prime farmland
Prime farmland if drained
Prime farmland if protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated
Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Prime farmland if irrigated and drained
Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
Prime farmland if subsoiled, completely removing the root inhibiting soil layer
Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
Prime farmland if irrigated and reclaimed of excess salts and sodium
Farmland of statewide importance
Farmland of statewide importance, if drained
Farmland of statewide importance, if protected from flooding or not frequently flooded during the growing season
Farmland of statewide importance, if irrigated

- Farmland of statewide importance, if drained and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if irrigated and drained
- Farmland of statewide importance, if irrigated and either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if subsoiled, completely removing the root inhibiting soil layer
- Farmland of statewide importance, if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance, if drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough, and either drained or either protected from flooding or not frequently flooded during the growing season
- Farmland of statewide importance, if warm enough
- Farmland of statewide importance, if thawed
- Farmland of local importance
- Farmland of local importance, if irrigated
- Farmland of unique importance
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pamlico County, North Carolina
Survey Area Data: Version 27, Sep 9, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 20, 2020—Nov 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Farmland Classification (Bay River Apartments HUD)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Fo	Fork loamy fine sand	Prime farmland if drained	4.4	100.0%
Totals for Area of Interest			**4.4**	**100.0%**

Rating Options—Farmland Classification (Bay River Apartments HUD)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Erosion Factors

Soil Erosion Factors are soil properties and interpretations used in evaluating the soil for potential erosion. Example soil erosion factors can include K factor for the whole soil or on a rock free basis, T factor, wind erodibility group and wind erodibility index.

K Factor, Whole Soil (Bay River Apartments HUD)

Erosion factor K indicates the susceptibility of a soil to sheet and rill erosion by water. Factor K is one of six factors used in the Universal Soil Loss Equation (USLE) and the Revised Universal Soil Loss Equation (RUSLE) to predict the average annual rate of soil loss by sheet and rill erosion in tons per acre per year. The estimates are based primarily on percentage of silt, sand, and organic matter and on soil structure and saturated hydraulic conductivity (Ksat). Values of K range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

"Erosion factor Kw (whole soil)" indicates the erodibility of the whole soil. The estimates are modified by the presence of rock fragments.

Factor K does not apply to organic horizons and is not reported for those layers.

Map Scale: 1:1,090 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Lines

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Soil Rating Points

.02
.05
.10
.15
.17
.20
.24
.28
.32
.37
.43
.49
.55
.64
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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Date(s) aerial images were photographed: Nov 20, 2020—Nov 29, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—K Factor, Whole Soil (Bay River Apartments HUD)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Fo	Fork loamy fine sand	.20	4.4	100.0%
Totals for Area of Interest			**4.4**	**100.0%**

Rating Options—K Factor, Whole Soil (Bay River Apartments HUD)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

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National Oceanic and Atmospheric Administration

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Essential Fish Habitat Mapper

South Atlantic

? View Content

Essential Fish Habitat

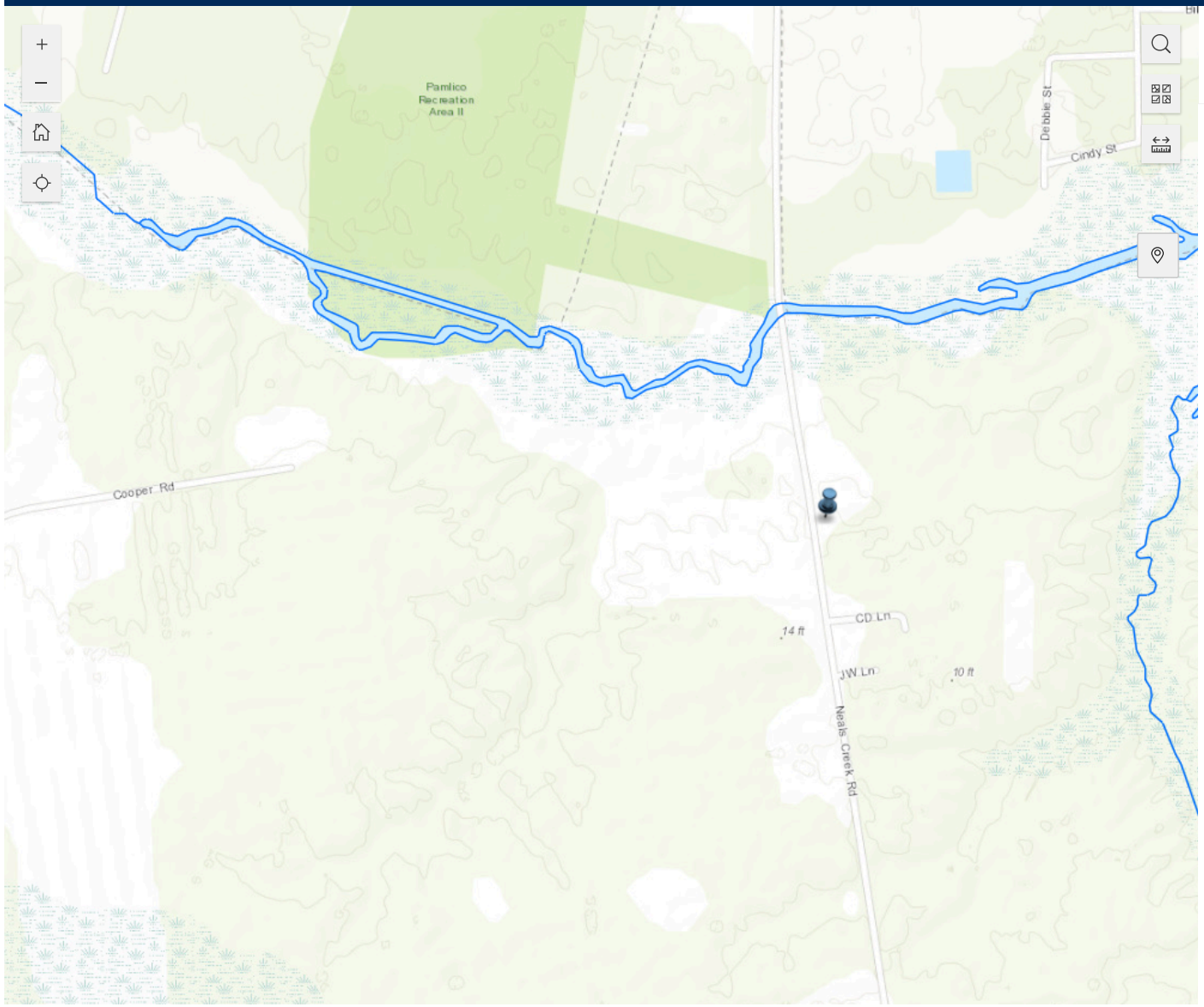
South Atlantic FMC EFH Species

Choose Another Council Generate Report

200 m
600 ft

NC Surface Water Classifications

NC Classifications Website | Report an Issue



Stream Details | Map Tools | Export Data

Select a stream to view details.

Input (Long-Lat)

-76.782452°, 35.131106°

-76.775 35.131 Degrees

1,000 ft

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/… Powered by Esri

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

Bay River Apartments HUD

March 6, 2025

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

System Unit

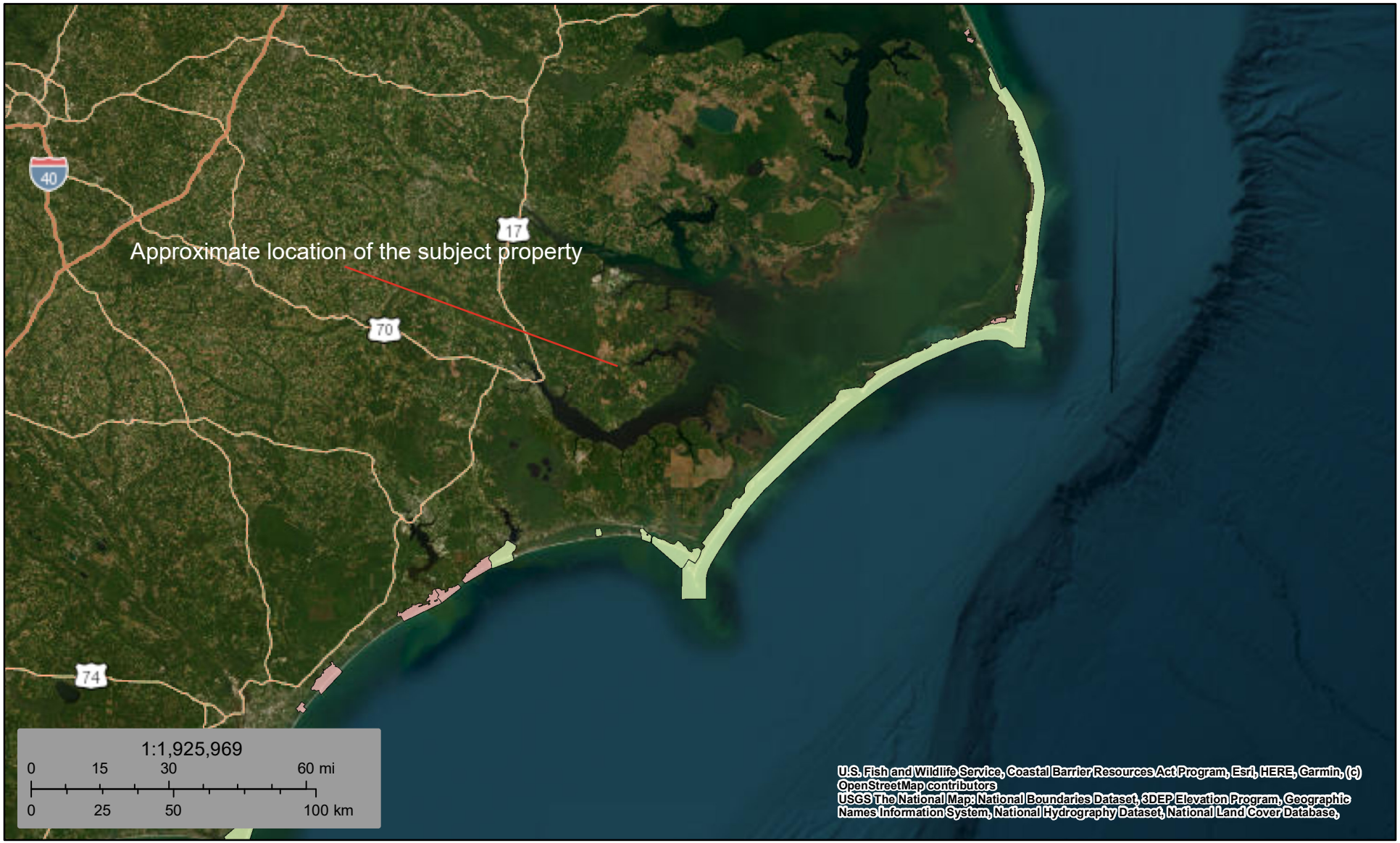
This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

Bay River Apartments Approximat



February 21, 2025

CBRS Units

- Otherwise Protected Area
- System Unit

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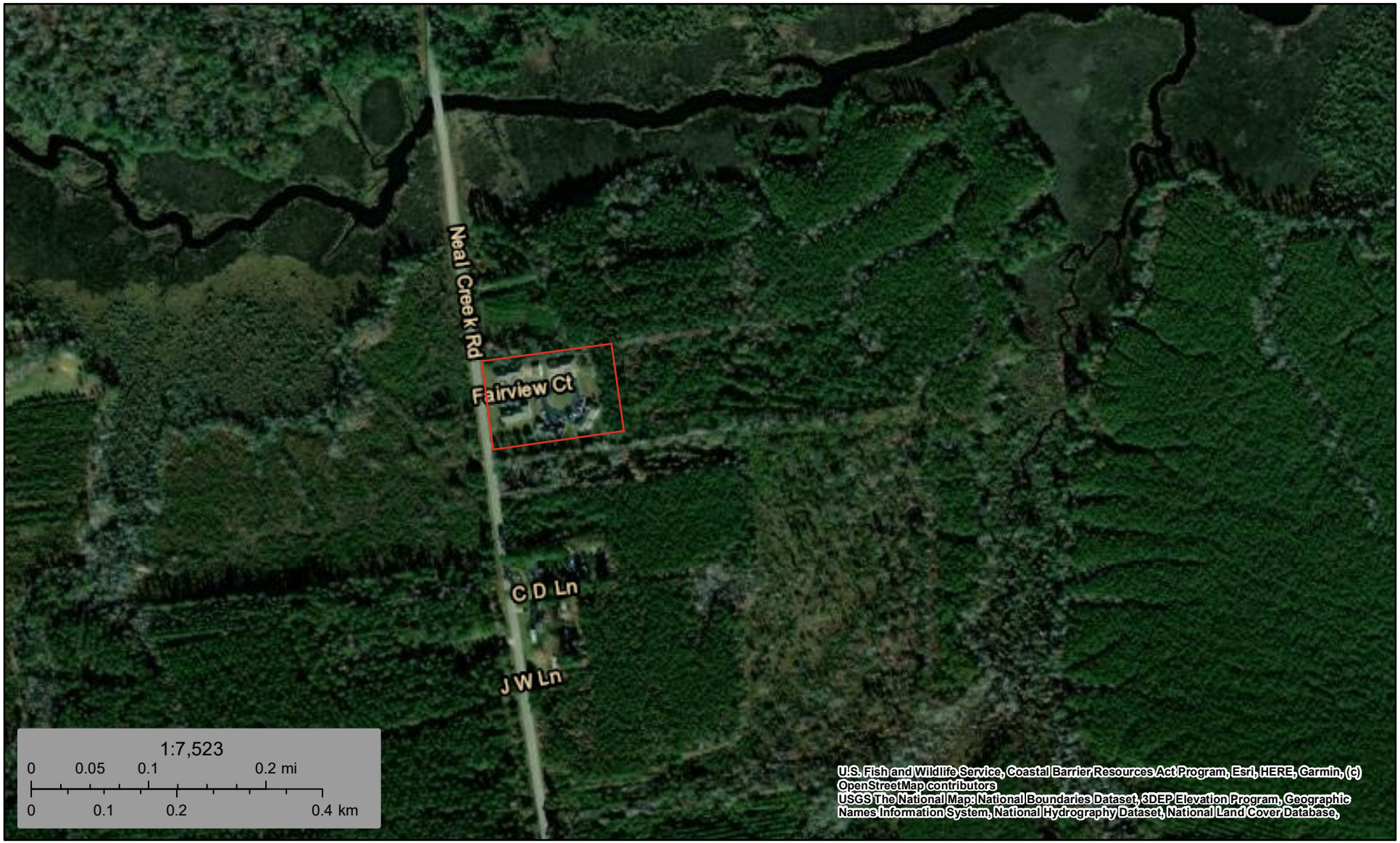
CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

U.S. Fish and Wildlife Service
Coastal Barrier Resources System

Bay River Apartments



February 21, 2025

CBRS Buffer Zone

CBRS Units

Otherwise Protected Area

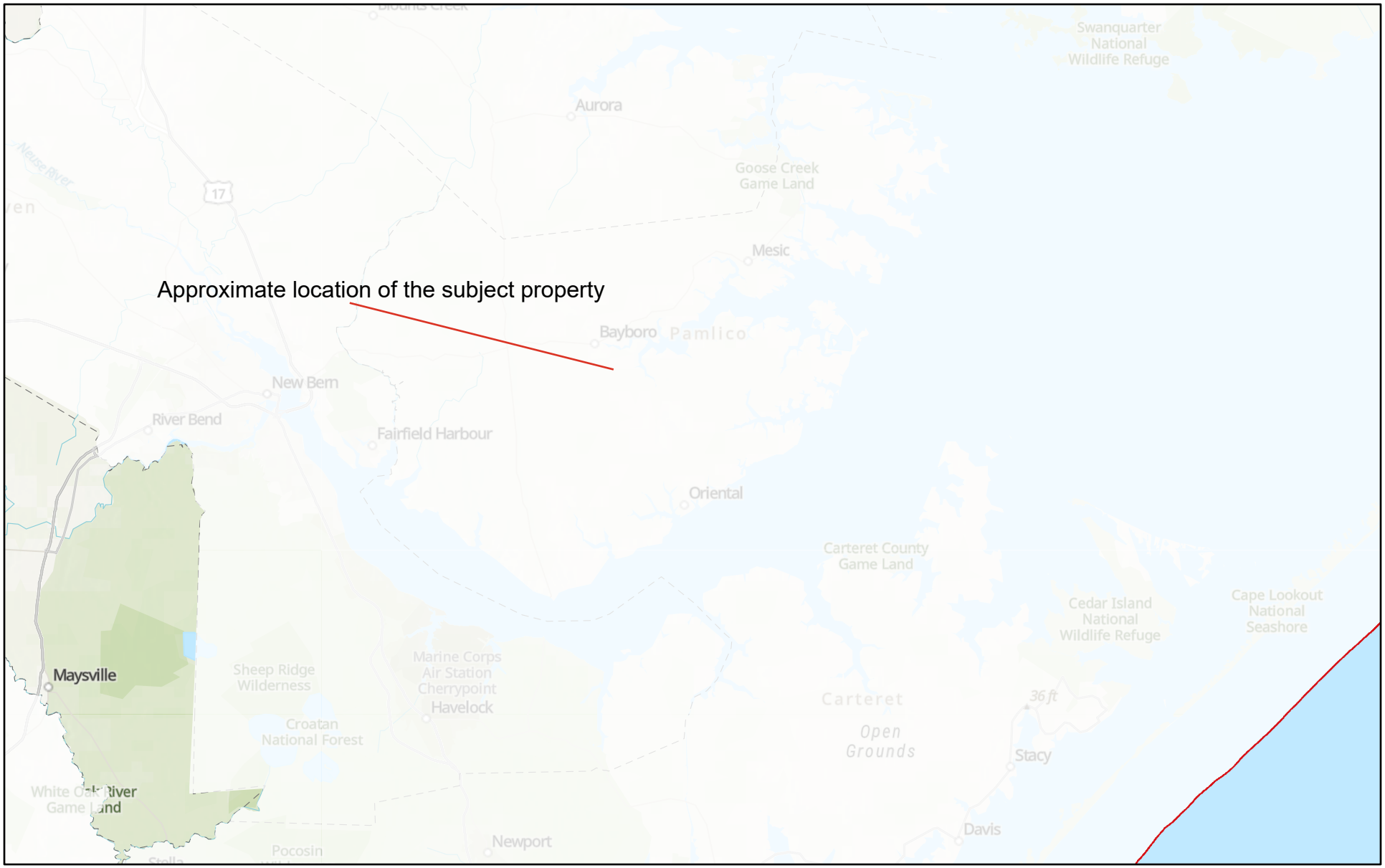
System Unit

This map is for general reference only. The Coastal Barrier Resources System (CBRS) boundaries depicted on this map are representations of the controlling CBRS boundaries, which are shown on the official maps, accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps. All CBRS related data should be used in accordance with the layer metadata found on the CBRS Mapper website.

The CBRS Buffer Zone represents the area immediately adjacent to the CBRS boundary where users are advised to contact the Service for an official determination (https://www.fws.gov/service/coastal-barrier-resources-system-property-documentation) as to whether the property or project site is located "in" or "out" of the CBRS.

CBRS Units normally extend seaward out to the 20- or 30-foot bathymetric contour (depending on the location of the unit). The true seaward

Bay River Apartments CZMA



2/21/2025

1:511,346

Coastal Zone Management Act Boundary

federal consistency

coastal zone

World Hillshade

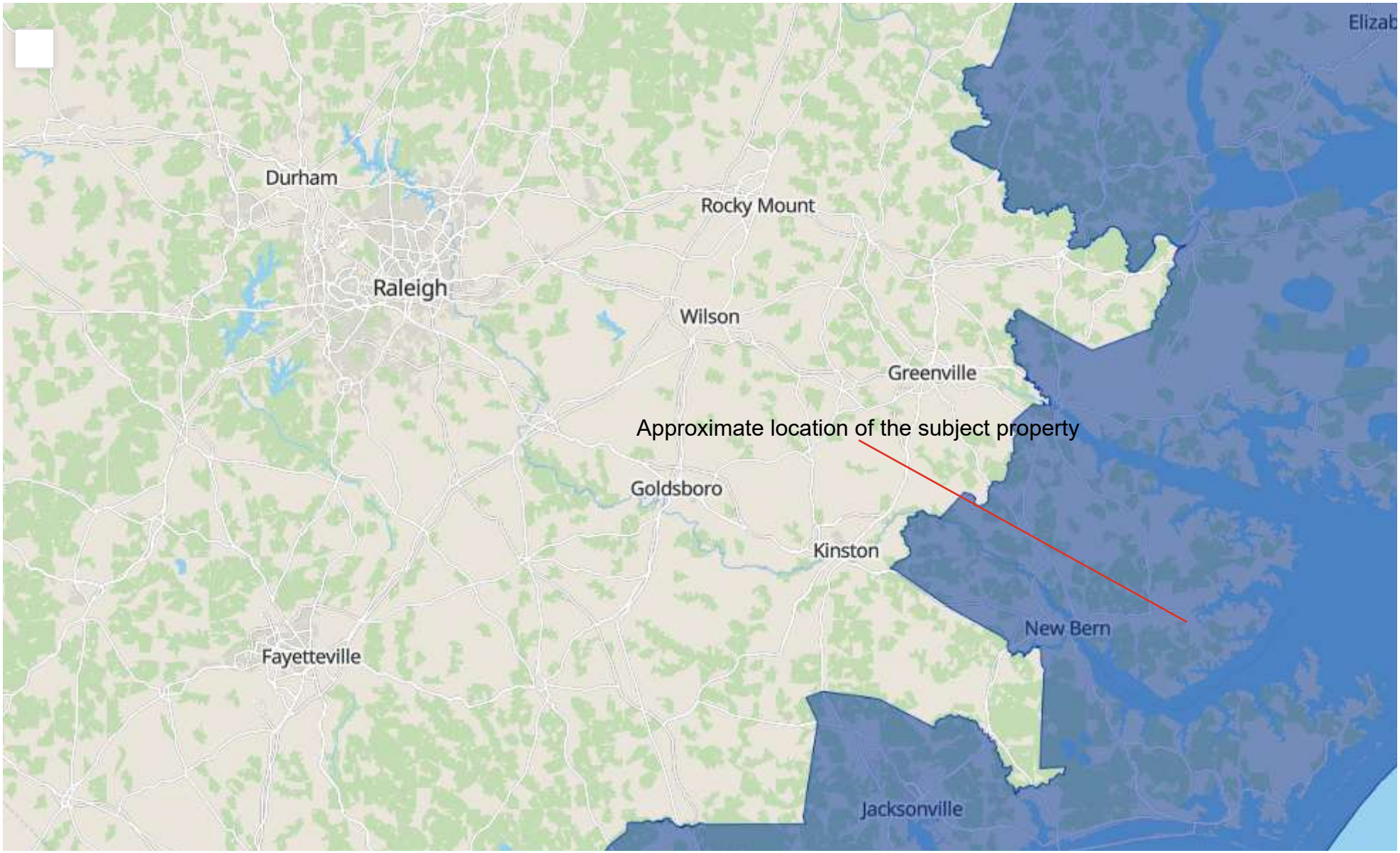
0 3.5 7 14 mi

0 5 10 20 km

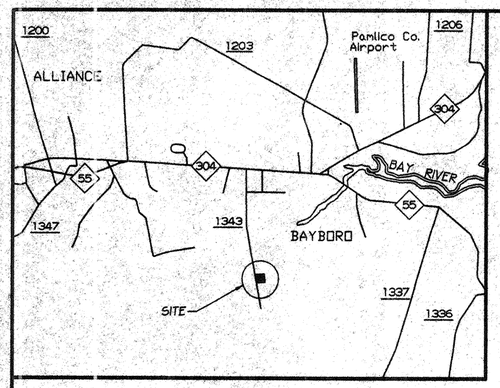
Esri, CGIAR, USGS, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS

US Coastal Zone Management Act Boundary File View Tools

2D 3D Find location



Appendix III: Site Plans



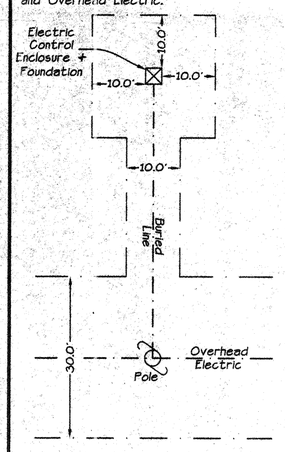
LOCATION

LEGEND

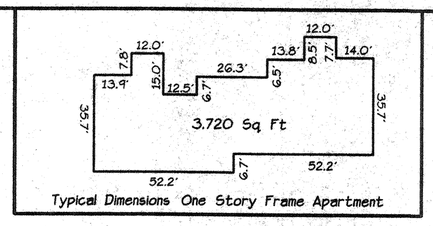
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- POWER POLE w/ Overhead Utilities
- ELECTRIC TRANSFORMER
- UTILITY PEDESTAL (Phone or Cable)
- WATER VALVE
- SEWER MANHOLE
- Light Pole

EASEMENT DETAIL

Typical per D.B. 355, PG. and PG. 369 for Electric Control Enclosure. Buried Line. and Overhead Electric.



Scale 1" = 20'



Typical Dimensions One Story Frame Apartment

BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER

- THE PROPERTY SHOWN DOES NOT FALL WITHIN THE FEDERAL FLOOD INSURANCE RATE MAP ONE HUNDRED (100) YEAR FLOOD PLAIN.
- ABOVE GROUND AND OBSERVABLE EVIDENCE OF UTILITIES LOCATED AS NO PLANS OR MARKINGS PROVIDED FOR BURIED CABLE, PIPES, ETC.
- THERE WAS NO OBSERABLE EVIDENCE OF SITE BEING USED AS SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

P.C. A. SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E 47.75'

IPF N 87°41'53" E 465.65'

S 02°02'02" E 1335.37'

S 02°03'19" E

334.79'

113.1'

N/F
Hattie Himbry
Deed Reference Not Found

Pond

Building Height 21' Above Grade

One Story Frame Apartment

Sandlot

Building Height 19' Above Grade

26.2'

29.3'

One Story Frame Apartment

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Chain Link Fence

Pond

Ditch

34.4'

34.7'

36.0'

36.9'

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

WV

Soil

Drop Inlet

18" RCP

4.001 Acres
D.B. 339, PG. 421

Soil

℄ Ditch

Concrete Walk

Dumpster Pad

Overhead Utilities

N 01°54'14" W

37.2'

One Story Frame Apartment

Building Height 21' Above Grade

Asphalt Parking Lot

35.7'

One Story Frame Apartment

52.2'

Building Height 21' Above Grade

Concrete Walk

15' From Center of Overhead Utility Line
20' Utility Easement - D.B. 115, PG. 526
30' Utility Easement - D.B. 213, PG. 379

339.05'

Sewer Pump Station Enclosed by Chain Link Fence

Building Height 21' Above Grade

35.7'

52.2'

28.2'

18.3'

18" RCP

IPF

IPS

S 87°44'00" W 514.29'

Area for Access

S 02°52'00" W 7.06'

IPF

IPF

N 01°54'14" W 35.00'

IPF

N 87°44'00" E 466.63'

N 87°44'00" E 30.00'

Ditch along Property Line

Property of
Alfred + Mary Fisher
DB. 202, PG. 236

NEALS CREEK ROAD NCSR # 1343

60' R/W (Public - Gravel)

DB. 157, PG. 569

TAX ID: 6004-36

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP, NORTH CAROLINA HOUSING FINANCE AGENCY, ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP, DHIC, Inc., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6-11, 13 + 16 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR, L-3302 — Date 3/20/01

SOURCE DEED + PLAT
Deed Book 343, Pg. 358 — Plat Cabinet A, Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 99RG371

Not Shown	DB. 351, PG. 475	Restrictive Covenants
Not Shown	DB. 352, PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355, PG. 368	See Easement Detail
Shown Detail	DB. 355, PG. 369	See Easement Detail
Shown Hereon	DB. 115, PG. 526	CP+L 20' Utility Easement
Shown Hereon	DB. 213, PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157, PG. 569	Easement to North Carolina State Highway and Public Works Commission

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership, and DHIC, Inc.

TOWNSHIP No. 3 — PAMLICO COUNTY — NORTH CAROLINA

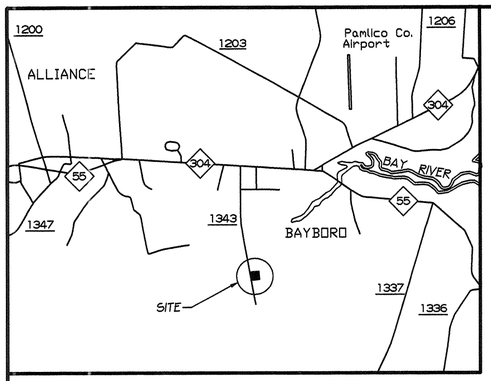
DATE: March 20, 2001

JOB No: 1038

SCALE: 1" = 40'

80 40 20 0

Atlantic Survey + Design, PA
302 SOUTH FRONT STREET
NEW BERN, NORTH CAROLINA
(252) 633-6649



LOCATION

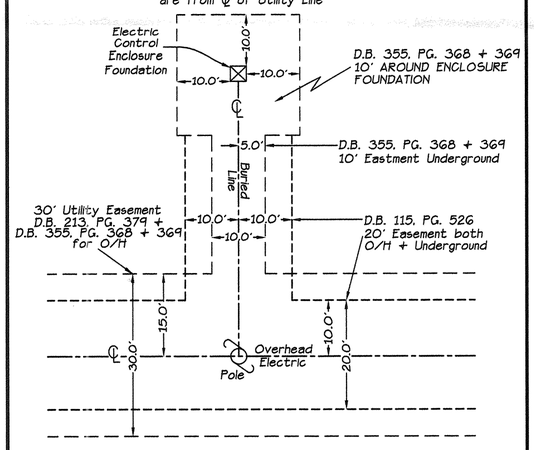
LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- - FIRE HYDRANT
- - POWER POLE w/ Overhead Utilities
- - ELECTRIC TRANSFORMER
- - UTILITY PEDESTAL (Phone or Cable)
- - WATER VALVE
- - SEWER MANHOLE
- - Light Pole

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

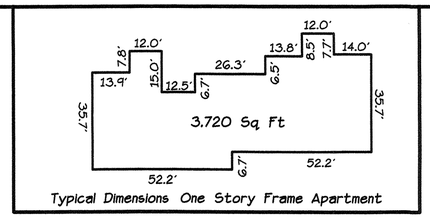
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control Enclosure. Buried Line. and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

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P.C. A, SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

N 87°41'53" E 465.65'

IPF

10' MBS

34.4'

34.7'

36.0'

Chain Link Fence

Pond

Building Height 21' Above Grade

One Story Frame Apartment

Sandlot

Building Height 19' Above Grade

26.2'

29.3'

864 Sq. Ft. One Story Frame

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Pond

36.9'

18" RCP

Concrete Walk

Soil

Soil

Ditch

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339. PG. 421

Soil

Concrete Walk

Dumpster Pad

35' MBS

℄ Overhead Utilities

N 01°54'14" W

One Story Frame Apartment

Building Height 21' Above Grade

Asphalt Parking Lot

35.7'

113.1'

339.79'

S 02°03'19" E

15' MBS

℄ Ditch

30'

37.2'

10'

20' Utility Easement - D.B. 115. PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213. PG. 379 +
D.B. 355. PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

339.05'

Concrete Walk

One Story Frame Apartment

52.2'

Building Height 21' Above Grade

35.7'

52.2'

Building Height 21' Above Grade

One Story Frame Apartment

Sewer Pump Station Enclosed by Chain Link Fence

28.2'

18.3'

10' MBS

18" RCP

514.29'

IPF

PIPE

N/F
Hattie Himbry
Deed Reference Not Found

S 87°44'00" W

IPS

Area for Access

S 02°52'00" W
7.06'

IPF

IPF

N 01°54'14" W
35.00'

N 87°44'00" E 466.63'

IPF

N 87°44'00" E
30.00'

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB. 157. PG. 569

Property of
Alfred + Mary Fisher
DB. 202. PG. 236

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP. NORTH CAROLINA HOUSING FINANCE AGENCY. ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP. DHIC. Inc.. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. "JOINTLY ESTABLISHED AND ADOPTED BY ALTA. ACSM AND NSPS IN 1999. AND INCLUDES ITEMS 1-4. 6-11. 13 + 16 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA. NSPS. AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

REGISTERED LAND SURVEYOR, L-3302 Date

TAX ID: 6044-36

SOURCE DEED + PLAT
Deed Book 343. Pg. 358 Plat Cabinet A. Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 01R3567

Not Shown	DB. 351. PG. 475	Restrictive Covenants
Not Shown	DB. 352. PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355. PG. 368	See Easement Detail
Shown Detail	DB. 355. PG. 369	See Easement Detail
Shown Detail	DB. 115. PG. 526	CP+L 20' Utility Easement
Shown Detail	DB. 213. PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157. PG. 569	~~Easement to~~ North Carolina State Highway and Public Works Commission

R/W Agreement

Revised 5/18/01

80 40 20 0

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership. and DHIC. Inc.

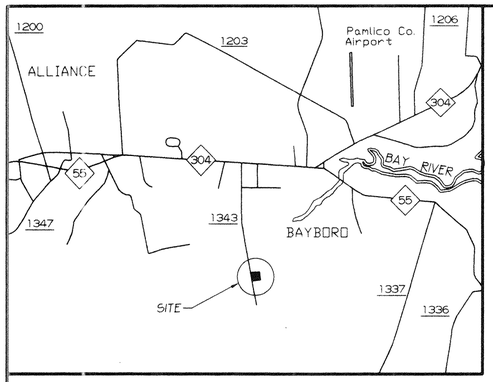
TOWNSHIP No. 3 PAMLICO COUNTY NORTH CAROLINA

DATE: March 20. 2001

JOB No: 1038

SCALE: 1" = 40'

Atlantic Survey + Design. PA
302 SOUTH FRONT STREET
NEW BERN. NORTH CAROLINA
(252) 633-6649



LOCATION

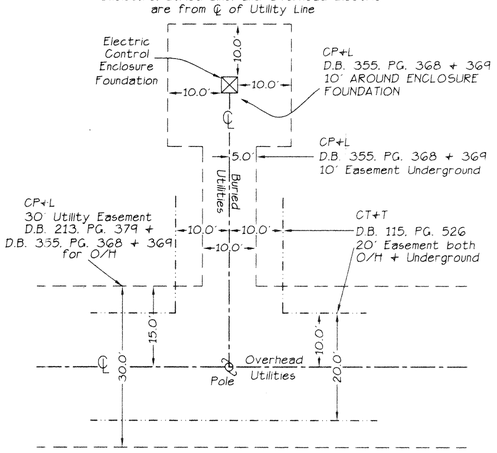
LEGEND

IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET
MBS	-	MINIMUM BUILDING SETBACK
DUE	-	DRAINAGE AND UTILITY EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
	-	FIRE HYDRANT
	-	POWER POLE w/ Overhead Utilities
	-	ELECTRIC TRANSFORMER
	-	UTILITY PEDESTAL (Phone or Cable)
	-	WATER VALVE
Ⓢ	-	SEWER MANHOLE
	-	Light Pole
CP+L	-	CAROLINA POWER + LIGHT Co.
CT+T	-	CAROLINA TELEPHONE + TELEGRAPH Co.

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

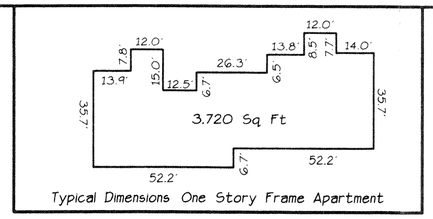
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control Enclosure, Buried Line, and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

- THE PROPERTY SHOWN DOES NOT FALL WITHIN THE FEDERAL, FLOOD INSURANCE RATE MAP ONE HUNDRED (100) YEAR FLOOD PLAIN.
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P.C. A, SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

IPF — N 87°41'53" E — 465.65'

10' MBS

Chain Link Fence

Pond

Building Height 21' Above Grade
One Story Frame Apartment

Sandlot

Building Height 19' Above Grade
26.2' 29.3' 864 Sq. Ft. One Story Frame 36.3' 13.8'

Building Height 21' Above Grade
One Story Frame Apartment

Pond

Ditch

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339, PG. 421

Soil

Asphalt Parking Lot

35' MBS

℄ Overhead Utilities

N 01°54'14" W

Concrete Walk

Dumpster Pad

One Story Frame Apartment

Building Height 21' Above Grade

37.2'

30'

10'

20' Utility Easement - D.B. 115, PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213, PG. 379 + D.B. 355, PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

339.05'

Sewer Pump Station Enclosed by Chain Link Fence

18" RCP

Concrete Walk

One Story Frame Apartment

Building Height 21' Above Grade

One Story Frame Apartment

Building Height 21' Above Grade

35.7'

52.2'

35.7'

52.2'

113.1'

339.79'

℄ Ditch

15' MBS

S 02°03'19" E

18.3'

10' MBS

28.2'

514.29'

IPF

S 87°44'00" W

IPS

Area for Access

S 02°52'00" W
7.06'

IPF

IPF

N 01°54'14" W
35.00'

IPF — N 87°44'00" E — 466.63'

N 87°44'00" E
30.00'

N/F
Hattie Himbry
Deed Reference Not Found

Property of
Alfred + Mary Fisher
DB. 202, PG. 236

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB 157, PG. 569

TAX ID: 604-36

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP, NORTH CAROLINA HOUSING FINANCE AGENCY, ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP, DHIC, Inc., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

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NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR L-3302 — Date 7/17/01

SOURCE DEED + PLAT
Deed Book 339, Pg. 421 Plat Cabinet A, Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 01R3567 Revision # 2

Not Shown	DB. 351, PG. 475	Restrictive Covenants
Not Shown	DB. 343, PG. 353	Deed Restrictions
Not Shown	DB. 352, PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355, PG. 368	Utility Easement (See Easement Detail)
Shown Detail	DB. 355, PG. 369	Utility Easement (See Easement Detail)
Shown Detail	DB. 115, PG. 526	CT+T 20' Utility Easement
Shown Detail	DB. 213, PG. 379	CP+L 30' Utility Easement
Not Shown	DB. 343, PG. 358	Deed of Trust
Not Shown	DB. 343, PG. 362	Modification Agreement

80 40 20 0

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership, and DHIC, Inc.

TOWNSHIP No. 3 PAMLICO COUNTY NORTH CAROLINA

Revised: July 10, 2001
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JOB No: 1038
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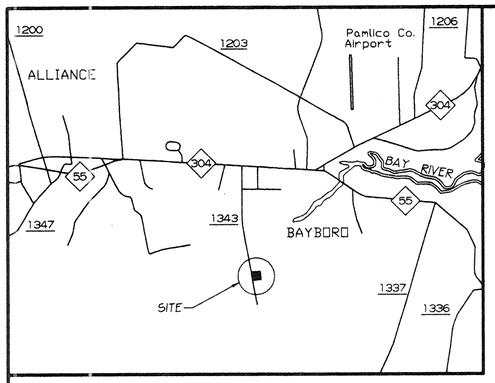


LOCATION

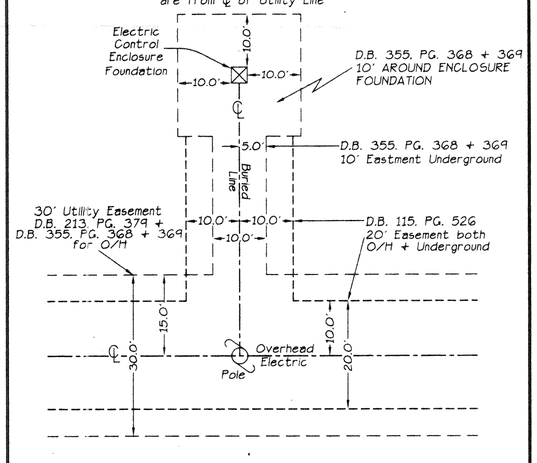
LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- POWER POLE w/ Overhead Utilities
- ELECTRIC TRANSFORMER
- UTILITY PEDESTAL (Phone or Cable)
- WATER VALVE
- SEWER MANHOLE
- Light Pole

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

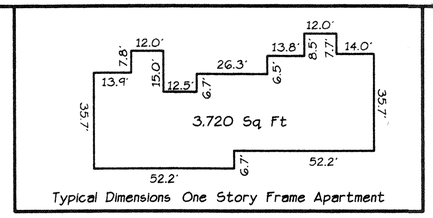
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control. Enclosure. Buried Line. and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

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P.C. A. SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

N 87°41'53" E 465.65'

IPF

10' MBS

34.4'

39.7'

36.0'

Chain Link Fence

Pond

Building Height 21' Above Grade

One Story Frame Apartment

36.9'

Sandlot

Building Height 19' Above Grade

26.2'

29.3' Fx

Bad Shape One Story Frame

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Pond

Ditch

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339. PG. 421

Soil

S 02°03'19" E

15' MBS

℄ Ditch

334.79'

35' MBS

℄ Overhead Utilities

N 01°54'14" W

Concrete Walk

Dumpster Pad

One Story Frame Apartment

Building Height 21' Above Grade

37.2'

Asphalt Parking Lot

35.7'

113.1'

52.2'

Building Height 21' Above Grade

One Story Frame Apartment

30'

℄

20' Utility Easement - D.B. 115. PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213. PG. 379 +
D.B. 355. PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

Concrete Walk

One Story Frame Apartment

Building Height 21' Above Grade

35.7'

52.2'

Sewer Pump Station Enclosed by Chain Link Fence

18" RCP

14.3'

10' MBS

28.2'

IPF

514.29'

S 87°44'00" W

IPS

Area for Access

N 01°54'14" W 35.00'

IPF

N 87°44'00" E 466.63'

N 87°44'00" E 30.00'

S 02°52'00" W 7.06'

IPF

IPF

N/F
Hattie Himbry
Deed Reference Not Found

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB. 157. PG. 569

Property of
Alfred + Mary Fisher
DB. 202. PG. 236

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP. NORTH CAROLINA HOUSING FINANCE AGENCY. ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP. DHIC. Inc.. AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA. ACSM AND NSPS IN 1999. AND INCLUDES ITEMS 1-4. 6-11. 13 + 16 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA. NSPS. AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR, L-3302 — 5/18/01 Date

TAX ID: 604-36

SOURCE DEED + PLAT
Deed Book 343. Pg. 358 Plat Cabinet A. Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 01R3567

Not Shown	DB. 351. PG. 475	Restrictive Covenants
Not Shown	DB. 352. PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355. PG. 368	See Easement Detail
Shown Detail	DB. 355. PG. 369	See Easement Detail
Shown Detail	DB. 115. PG. 526	CP+L 20' Utility Easement
Shown Detail	DB. 213. PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157. PG. 569	R/W Agreement North Carolina State Highway and Public Works Commission

80 40 20 0

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership, and DHIC. Inc.

TOWNSHIP No. 3 PAMLICO COUNTY NORTH CAROLINA

Revised: May 18. 2001
DATE: March 20. 2001
JOB No: 1038
SCALE: 1" = 40'

Atlantic Survey + Design. PA
302 SOUTH FRONT STREET
NEW BERN. NORTH CAROLINA
(252) 633-6649

-- TOPOGRAPHIC SURVEY FOR --

D. H. I. C.

EAST SIDE NEALS CREEK ROAD (NCSR 1343)
NUMBER 2 TWP. – PAMLICO COUNTY – NORTH CAROLINA
JUNE 29, 1997 SCALE 1" = 60'

GRAPHIC SCALE
0 15 30 45 60 120

CERTIFICATE OF SURVEY AND ACCURACY

I, L. SCOTT BAGGIE , CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES;THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF JUNE 1997, A.D.

L. SCOTT BAGGIE
RLS REGISTRATION NUMBER L-3450

NORTH CAROLINA REGISTERED SEAL L-3450 LAND SURVEYOR L. SCOTT BAGGIE

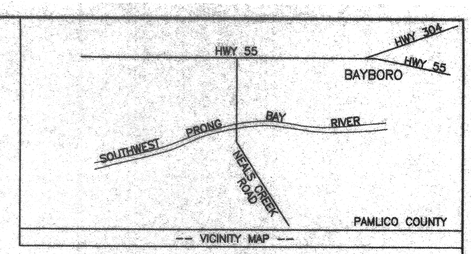
NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, ANITA L. HUFFMAN , A NOTARY PUBLIC OF THIS COUNTY AND STATE AFORESAID, CERTIFY THAT L. SCOTT BAGGIE, A REGISTERED SURVEYOR, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 27TH DAY OF JUNE A.D., 1997

Anita L. Huffman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4 / 7 / 2000

NOTARY PUBLIC STATE OF NORTH CAROLINA CRAVEN COUNTY ANITA L. HUFFMAN



-- VICINITY MAP --

NOTE:

DEED REFERENCE WILL BOOK 86E PG. 59.

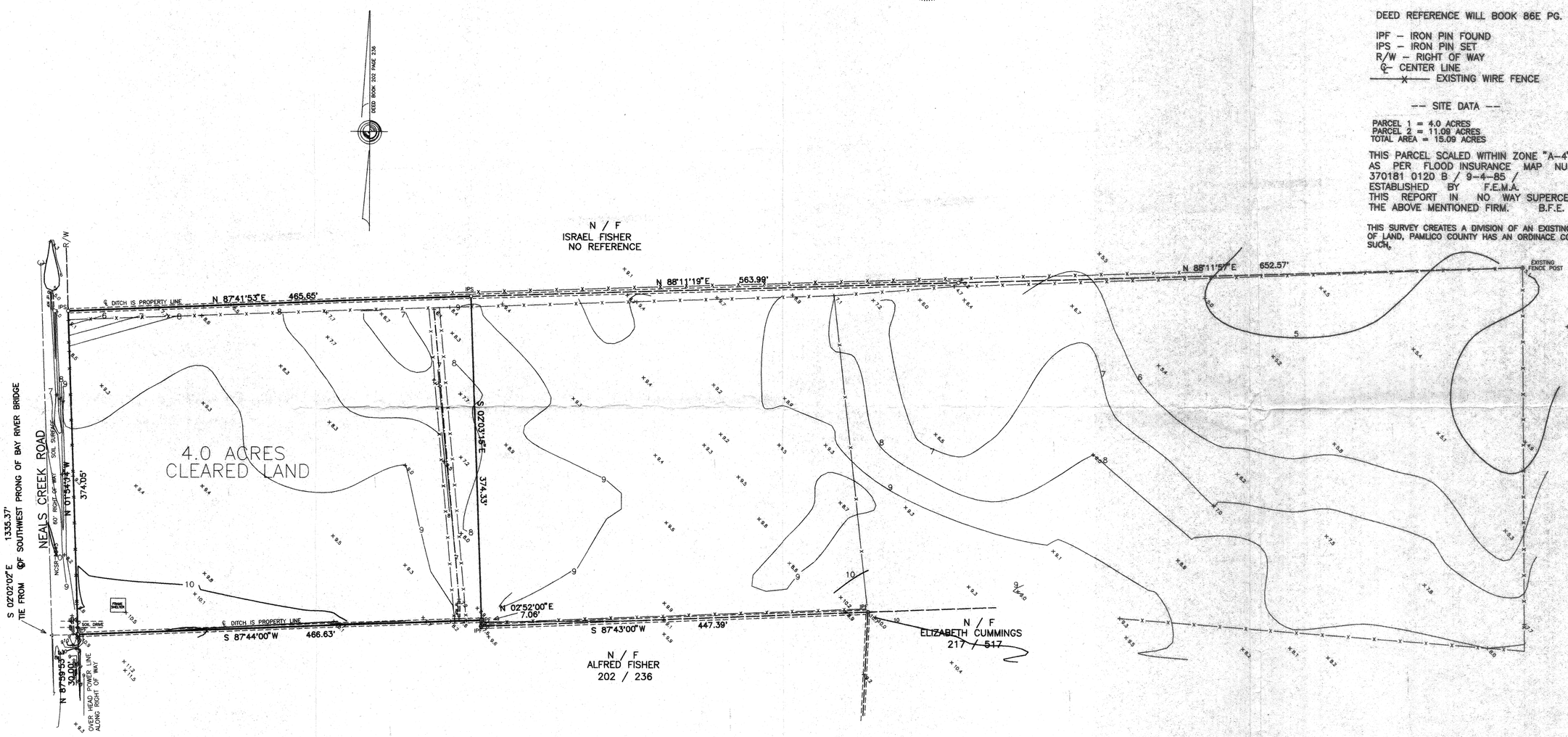
IPF – IRON PIN FOUND
IPS – IRON PIN SET
R/W – RIGHT OF WAY
℄ – CENTER LINE
——x—— EXISTING WIRE FENCE

-- SITE DATA --

PARCEL 1 = 4.0 ACRES
PARCEL 2 = 11.09 ACRES
TOTAL AREA = 15.09 ACRES

THIS PARCEL SCALED WITHIN ZONE "A-4".
AS PER FLOOD INSURANCE MAP NUMBER
370181 0120 B / 9-4-85 /
ESTABLISHED BY F.E.M.A.
THIS REPORT IN NO WAY SUPERCEDES
THE ABOVE MENTIONED FIRM. B.F.E. = 8.0' FT.

THIS SURVEY CREATES A DIVISION OF AN EXISTING PARCEL OF LAND, PAMLICO COUNTY HAS AN ORDINACE CONCERNING SUCH.



CONTOUR INTERVAL = 1'
+ DENOTES SPOT ELEVATION
ELEVATIONS BASED ON MEAN SEA LEVEL

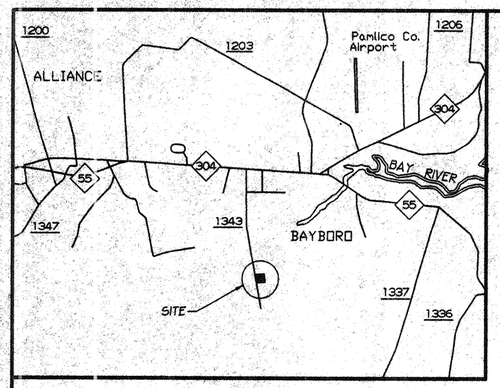
CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA PAMLICO COUNTY

THE FOREGOING CERTIFICATE OF _____, NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS ___ DAY OF _____, 1997 A.D. AT _____ A.M./P.M. AND DULY RECORDED IN PLAT CABINET _____ AT SLIDE(S) _____.

_____
REGISTER OF DEEDS

PROGRESSIVE
LAND SURVEYING
P.A.
P.O. BOX 234
NEW BERN, NC 28563
(919) 638-5767

JOB # 97173



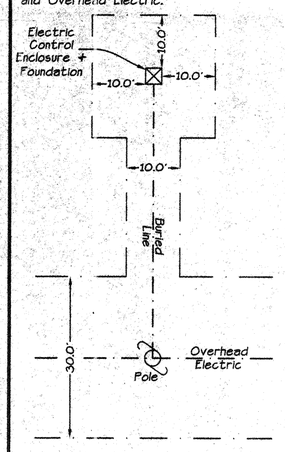
LOCATION

LEGEND

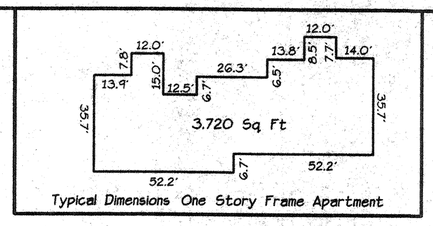
- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- POWER POLE w/ Overhead Utilities
- ELECTRIC TRANSFORMER
- UTILITY PEDESTAL (Phone or Cable)
- WATER VALVE
- SEWER MANHOLE
- Light Pole

EASEMENT DETAIL

Typical per D.B. 355, PG. and PG. 369 for Electric Control Enclosure. Buried Line. and Overhead Electric.



Scale 1" = 20'



Typical Dimensions One Story Frame Apartment

BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER

- THE PROPERTY SHOWN DOES NOT FALL WITHIN THE FEDERAL FLOOD INSURANCE RATE MAP ONE HUNDRED (100) YEAR FLOOD PLAIN.
- ABOVE GROUND AND OBSERVABLE EVIDENCE OF UTILITIES LOCATED AS NO PLANS OR MARKINGS PROVIDED FOR BURIED CABLE, PIPES, ETC.
- THERE WAS NO OBSERABLE EVIDENCE OF SITE BEING USED AS SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.

P.C. A. SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E 47.75'

IPF N 87°41'53" E 465.65'

S 02°02'02" E 1335.37'

S 02°03'19" E

334.79'

113.1'

N/F
Hattie Himbry
Deed Reference Not Found

Pond

Building Height 21' Above Grade

One Story Frame Apartment

Sandlot

Building Height 19' Above Grade

26.2'

29.3'

One Story Frame Apartment

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Chain Link Fence

Pond

Ditch

34.4'

34.7'

36.0'

36.9'

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

WV

Soil

Drop Inlet

18" RCP

4.001 Acres
D.B. 339, PG. 421

Soil

℄ Ditch

Concrete Walk

Dumpster Pad

Overhead Utilities

N 01°54'14" W

37.2'

One Story Frame Apartment

Building Height 21' Above Grade

Asphalt Parking Lot

35.7'

One Story Frame Apartment

52.2'

Building Height 21' Above Grade

Concrete Walk

15' From Center of Overhead Utility Line
20' Utility Easement - D.B. 115, PG. 526
30' Utility Easement - D.B. 213, PG. 379

339.05'

Sewer Pump Station Enclosed by Chain Link Fence

Building Height 21' Above Grade

35.7'

52.2'

28.2'

18.3'

18" RCP

IPF

IPS

S 87°44'00" W 514.29'

Area for Access

S 02°52'00" W 7.06'

IPF

IPF

N 01°54'14" W 35.00'

IPF

N 87°44'00" E 466.63'

N 87°44'00" E 30.00'

Ditch along Property Line

Property of
Alfred + Mary Fisher
DB. 202, PG. 236

NEALS CREEK ROAD NCSR # 1343

60' R/W (Public - Gravel)

DB. 157, PG. 569

TAX ID: 6004-36

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP, NORTH CAROLINA HOUSING FINANCE AGENCY, ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP, DHIC, Inc., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6-11, 13 + 16 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR, L-3302 — Date 3/20/01

SOURCE DEED + PLAT
Deed Book 343, Pg. 358 — Plat Cabinet A, Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 99RG371

Not Shown	DB. 351, PG. 475	Restrictive Covenants
Not Shown	DB. 352, PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355, PG. 368	See Easement Detail
Shown Detail	DB. 355, PG. 369	See Easement Detail
Shown Hereon	DB. 115, PG. 526	CP+L 20' Utility Easement
Shown Hereon	DB. 213, PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157, PG. 569	Easement to North Carolina State Highway and Public Works Commission

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership, and DHIC, Inc.

TOWNSHIP No. 3 — PAMLICO COUNTY — NORTH CAROLINA

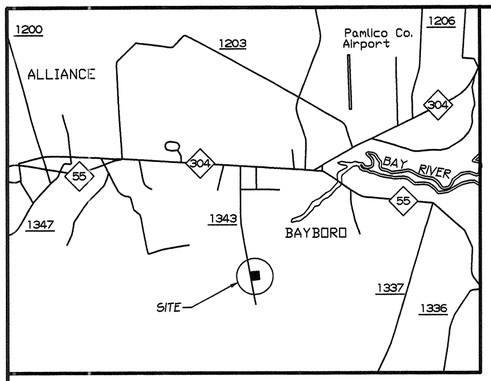
DATE: March 20, 2001

JOB No: 1038

SCALE: 1" = 40'

80 40 20 0

Atlantic Survey + Design, PA
302 SOUTH FRONT STREET
NEW BERN, NORTH CAROLINA
(252) 633-6649



LOCATION

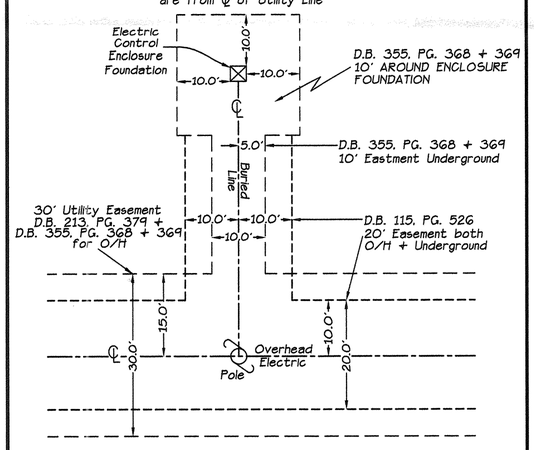
LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- - FIRE HYDRANT
- - POWER POLE w/ Overhead Utilities
- - ELECTRIC TRANSFORMER
- - UTILITY PEDESTAL (Phone or Cable)
- - WATER VALVE
- - SEWER MANHOLE
- - Light Pole

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

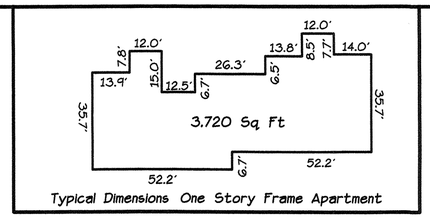
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control Enclosure. Buried Line. and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

- THE PROPERTY SHOWN DOES NOT FALL WITHIN THE FEDERAL. FLOOD INSURANCE RATE MAP ONE HUNDRED (100) YEAR FLOOD PLAIN.
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P.C. A, SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

N 87°41'53" E 465.65'

IPF

10' MBS

34.4'

34.7'

36.0'

Chain Link Fence

Pond

Building Height 21' Above Grade

One Story Frame Apartment

Sandlot

Building Height 19' Above Grade

26.2'

29.3'

864 Sq. Ft. One Story Frame

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Pond

36.9'

18" RCP

Concrete Walk

Soil

Soil

Ditch

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339. PG. 421

Soil

Concrete Walk

Dumpster Pad

35' MBS

℄ Overhead Utilities

N 01°54'14" W

One Story Frame Apartment

Building Height 21' Above Grade

Asphalt Parking Lot

35.7'

113.1'

339.79'

S 02°03'19" E

15' MBS

℄ Ditch

30'

37.2'

10'

20' Utility Easement - D.B. 115. PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213. PG. 379 +
D.B. 355. PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

339.05'

Concrete Walk

One Story Frame Apartment

52.2'

Building Height 21' Above Grade

35.7'

52.2'

Building Height 21' Above Grade

One Story Frame Apartment

Sewer Pump Station Enclosed by Chain Link Fence

28.2'

18.3'

10' MBS

18" RCP

514.29'

IPF

PIPE

N/F
Hattie Himbry
Deed Reference Not Found

S 87°44'00" W

IPS

Area for Access

S 02°52'00" W
7.06'

IPF

IPF

N 01°54'14" W
35.00'

N 87°44'00" E 466.63'

IPF

N 87°44'00" E
30.00'

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB. 157. PG. 569

Property of
Alfred + Mary Fisher
DB. 202. PG. 236

ALTA/ACSM CERTIFICATION

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REGISTERED LAND SURVEYOR, L-3302 Date

TAX ID: 6044-36

SOURCE DEED + PLAT
Deed Book 343. Pg. 358 Plat Cabinet A. Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 01R3567

Not Shown	DB. 351. PG. 475	Restrictive Covenants
Not Shown	DB. 352. PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355. PG. 368	See Easement Detail
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Shown Detail	DB. 213. PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157. PG. 569	~~Easement to~~ North Carolina State Highway and Public Works Commission

R/W Agreement

Revised 5/18/01

80 40 20 0

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership. and DHIC. Inc.

TOWNSHIP No. 3 PAMLICO COUNTY NORTH CAROLINA

DATE: March 20. 2001

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SCALE: 1" = 40'

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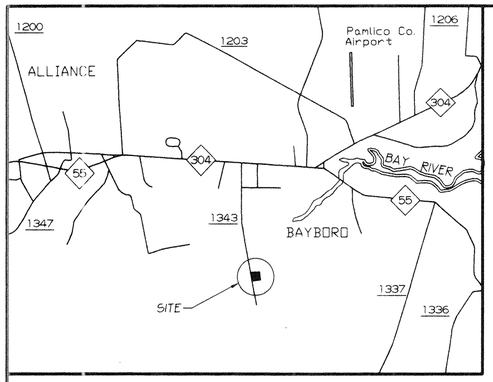


LOCATION

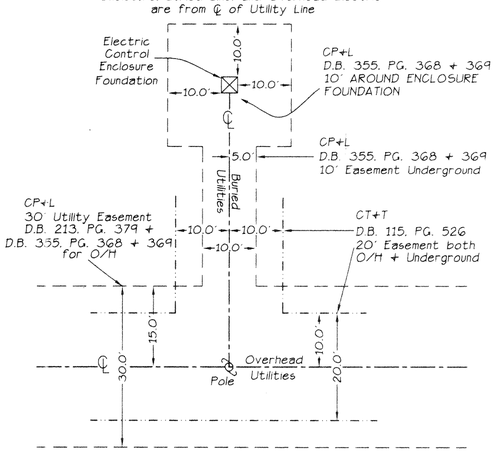
LEGEND

IPF	-	IRON PIN FOUND
IPS	-	IRON PIN SET
MBS	-	MINIMUM BUILDING SETBACK
DUE	-	DRAINAGE AND UTILITY EASEMENT
RCP	-	REINFORCED CONCRETE PIPE
	-	FIRE HYDRANT
	-	POWER POLE w/ Overhead Utilities
	-	ELECTRIC TRANSFORMER
	-	UTILITY PEDESTAL (Phone or Cable)
	-	WATER VALVE
Ⓢ	-	SEWER MANHOLE
	-	Light Pole
CP+L	-	CAROLINA POWER + LIGHT Co.
CT+T	-	CAROLINA TELEPHONE + TELEGRAPH Co.

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

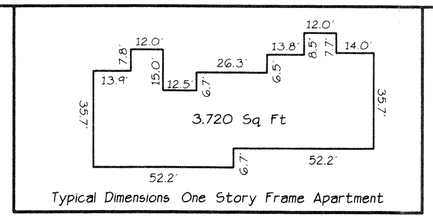
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control Enclosure, Buried Line, and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

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P.C. A, SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

IPF — N 87°41'53" E — 465.65'

10' MBS

Chain Link Fence

Pond

Building Height 21' Above Grade
One Story Frame Apartment

Sandlot

Building Height 19' Above Grade
26.2' 29.3' 864 Sq. Ft. One Story Frame 36.3' 13.8'

Building Height 21' Above Grade
One Story Frame Apartment

Pond

Ditch

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339, PG. 421

Soil

Asphalt Parking Lot

35' MBS

℄ Overhead Utilities

N 01°54'14" W

Concrete Walk

Dumpster Pad

One Story Frame Apartment

Building Height 21' Above Grade

37.2'

30'

10'

20' Utility Easement - D.B. 115, PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213, PG. 379 + D.B. 355, PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

339.05'

Sewer Pump Station Enclosed by Chain Link Fence

18" RCP

Concrete Walk

One Story Frame Apartment

Building Height 21' Above Grade

One Story Frame Apartment

Building Height 21' Above Grade

35.7'

52.2'

35.7'

52.2'

113.1'

339.79'

℄ Ditch

15' MBS

S 02°03'19" E

18.3'

10' MBS

28.2'

514.29'

IPF

S 87°44'00" W

IPS

Area for Access

S 02°52'00" W
7.06'

IPF

IPF

N 01°54'14" W
35.00'

IPF — N 87°44'00" E — 466.63'

N 87°44'00" E
30.00'

N/F
Hattie Himbry
Deed Reference Not Found

Property of
Alfred + Mary Fisher
DB. 202, PG. 236

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB 157, PG. 569

TAX ID: 604-36

ALTA/ACSM CERTIFICATION

TO: BAY RIVER LIMITED PARTNERSHIP, NORTH CAROLINA HOUSING FINANCE AGENCY, ENTERPRISE HOUSING PARTNERS VII LIMITED PARTNERSHIP, DHIC, Inc., AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1-4, 6-11, 13 + 16 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR L-3302 — Date 7/17/01

SOURCE DEED + PLAT
Deed Book 339, Pg. 421 Plat Cabinet A, Slide 110-5

EXCEPTIONS FROM TITLE COMMITMENT - 01R3567 Revision # 2

Not Shown	DB. 351, PG. 475	Restrictive Covenants
Not Shown	DB. 343, PG. 353	Deed Restrictions
Not Shown	DB. 352, PG. 404	Time Warner Cable General Easement
Shown Detail	DB. 355, PG. 368	Utility Easement (See Easement Detail)
Shown Detail	DB. 355, PG. 369	Utility Easement (See Easement Detail)
Shown Detail	DB. 115, PG. 526	CT+T 20' Utility Easement
Shown Detail	DB. 213, PG. 379	CP+L 30' Utility Easement
Not Shown	DB. 343, PG. 358	Deed of Trust
Not Shown	DB. 343, PG. 362	Modification Agreement

80 40 20 0

ALTA/ACSM Land Title Survey of Existing

Bay River Apartments

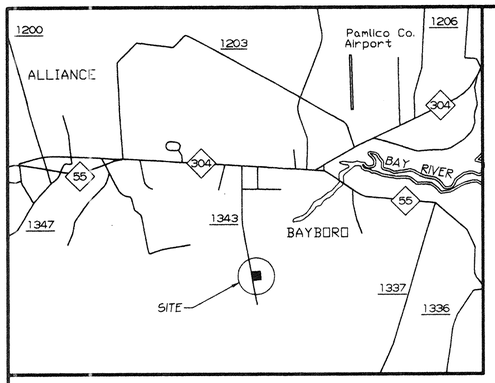
for

Bay River Limited Partnership
North Carolina Housing Finance Agency
Enterprise Housing Partners
VII Limited Partnership, and DHIC, Inc.

TOWNSHIP No. 3 PAMLICO COUNTY NORTH CAROLINA

Revised: July 10, 2001
Revised: May 18, 2001
DATE: March 20, 2001
JOB No: 1038
SCALE: 1" = 40'

Atlantic Survey + Design, PA
302 SOUTH FRONT STREET
NEW BERN, NORTH CAROLINA
(252) 633-6649



LOCATION

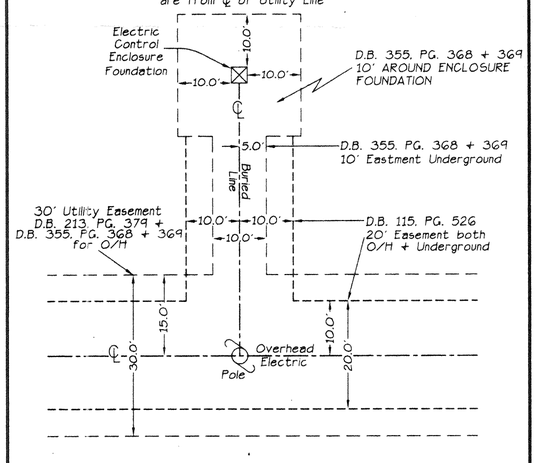
LEGEND

- IPF - IRON PIN FOUND
- IPS - IRON PIN SET
- MBS - MINIMUM BUILDING SETBACK
- DUE - DRAINAGE AND UTILITY EASEMENT
- RCP - REINFORCED CONCRETE PIPE
- FIRE HYDRANT
- POWER POLE w/ Overhead Utilities
- ELECTRIC TRANSFORMER
- UTILITY PEDESTAL (Phone or Cable)
- WATER VALVE
- SEWER MANHOLE
- Light Pole

MINIMUM FRONT SETBACK 35'
MINIMUM SIDELINE SETBACK 10'
MINIMUM REARLINE SETBACK 15'

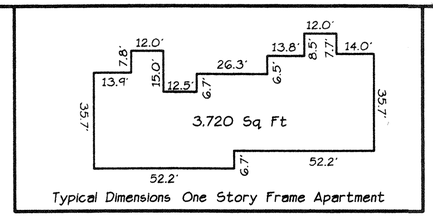
UTILITY EASEMENT DETAIL

Typical per Deeds Shown for Electric Control. Enclosure. Buried Line. and Overhead Electric are from ℄ of Utility Line



Scale 1" = 20'

POINT IS CENTER OF BRIDGE OVER SOUTHWEST PRONG OF BAY RIVER



Typical Dimensions One Story Frame Apartment

- THE PROPERTY SHOWN DOES NOT FALL WITHIN THE FEDERAL. FLOOD INSURANCE RATE MAP ONE HUNDRED (100) YEAR FLOOD PLAIN.
- ABOVE GROUND AND OBSERVABLE EVIDENCE OF UTILITIES LOCATED AS NO PLANS OR MARKINGS PROVIDED FOR BURIED CABLE. PIPES. ETC.
- THERE WAS NO OBSERABLE EVIDENCE OF SITE BEING USED AS SOLID WASTE DUMP. SUMP. OR SANITARY LANDFILL.

P.C. A. SL. 110-5

N/F
Israel Fisher
Deed Reference Not Found

℄ Ditch is Property Line

IPF N 87°11'19" E IPF
47.75'

N 87°41'53" E 465.65'

IPF

10' MBS

34.4'

39.7'

36.0'

Chain Link Fence

Pond

Building Height 21' Above Grade

One Story Frame Apartment

36.9'

Sandlot

Building Height 19' Above Grade

26.2'

29.3' Fx

Bad Shape One Story Frame

36.3'

13.8'

Building Height 21' Above Grade

One Story Frame Apartment

Pond

Ditch

18" RCP

Concrete Walk

Soil

Soil

Asphalt Parking Lot

Asphalt Parking Lot

WV

WV

WV

18" RCP

Soil

Drop Inlet

4.001 Acres
D.B. 339. PG. 421

Soil

S 02°03'19" E

15' MBS

℄ Ditch

334.79'

35' MBS

℄ Overhead Utilities

N 01°54'14" W

Concrete Walk

Dumpster Pad

One Story Frame Apartment

Building Height 21' Above Grade

37.2'

Asphalt Parking Lot

35.7'

113.1'

52.2'

Building Height 21' Above Grade

One Story Frame Apartment

30'

℄

20' Utility Easement - D.B. 115. PG. 526
10' FROM ℄ OF O/H UTILITY LINE

15'

30' Utility Easement - D.B. 213. PG. 379 +
D.B. 355. PG. 368 + 369
15' FROM ℄ OF O/H UTILITY LINE

Concrete Walk

One Story Frame Apartment

Building Height 21' Above Grade

35.7'

52.2'

Sewer Pump Station Enclosed by Chain Link Fence

18" RCP

14.3'

10' MBS

28.2'

IPF

514.29'

S 87°44'00" W

IPS

Area for Access

N 01°54'14" W 35.00'

IPF

N 87°44'00" E 466.63'

N 87°44'00" E 30.00'

S 02°52'00" W 7.06'

IPF

IPF

N/F
Hattie Himbry
Deed Reference Not Found

TIE: S 02°02'02" E 1335.37'

60' R/W (Public - Gravel)

NEALS CREEK ROAD

NCSR # 1343

DB. 157. PG. 569

Property of
Alfred + Mary Fisher
DB. 202. PG. 236

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NORTH CAROLINA PROFESSIONAL SEAL L-3302 LAND SURVEYOR JERRY R. RYAN

REGISTERED LAND SURVEYOR, L-3302 — 5/18/01 Date

TAX ID: 604-36

SOURCE DEED + PLAT
Deed Book 343. Pg. 358 Plat Cabinet A. Slide 110-5

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Shown Detail	DB. 213. PG. 379	CP+L 30' Utility Easement
Shown Hereon	DB. 157. PG. 569	R/W Agreement North Carolina State Highway and Public Works Commission

80 40 20 0

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302 SOUTH FRONT STREET
NEW BERN. NORTH CAROLINA
(252) 633-6649

-- TOPOGRAPHIC SURVEY FOR --

D. H. I. C.

EAST SIDE NEALS CREEK ROAD (NCSR 1343)
NUMBER 2 TWP. – PAMLICO COUNTY – NORTH CAROLINA
JUNE 29, 1997 SCALE 1" = 60'

GRAPHIC SCALE
0 15 30 45 60 120

CERTIFICATE OF SURVEY AND ACCURACY

I, L. SCOTT BAGGIE , CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND BOUNDARIES NOT SURVEYED ARE SHOWN AS DASHED LINES;THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27TH DAY OF JUNE 1997, A.D.

L. SCOTT BAGGIE
RLS REGISTRATION NUMBER L-3450

NORTH CAROLINA REGISTERED SEAL L-3450 LAND SURVEYOR L. SCOTT BAGGIE

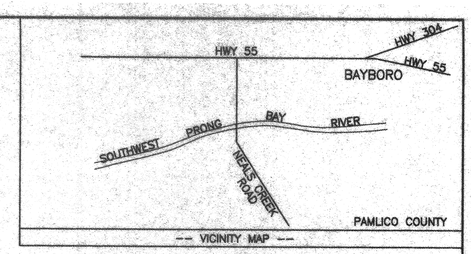
NOTARY CERTIFICATE

NORTH CAROLINA CRAVEN COUNTY

I, ANITA L. HUFFMAN , A NOTARY PUBLIC OF THIS COUNTY AND STATE AFORESAID, CERTIFY THAT L. SCOTT BAGGIE, A REGISTERED SURVEYOR, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT. WITNESS MY HAND AND SEAL THIS 27TH DAY OF JUNE A.D., 1997

Anita L. Huffman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 4 / 7 / 2000

NOTARY PUBLIC STATE OF NORTH CAROLINA CRAVEN COUNTY ANITA L. HUFFMAN



-- VICINITY MAP --

NOTE:

DEED REFERENCE WILL BOOK 86E PG. 59.

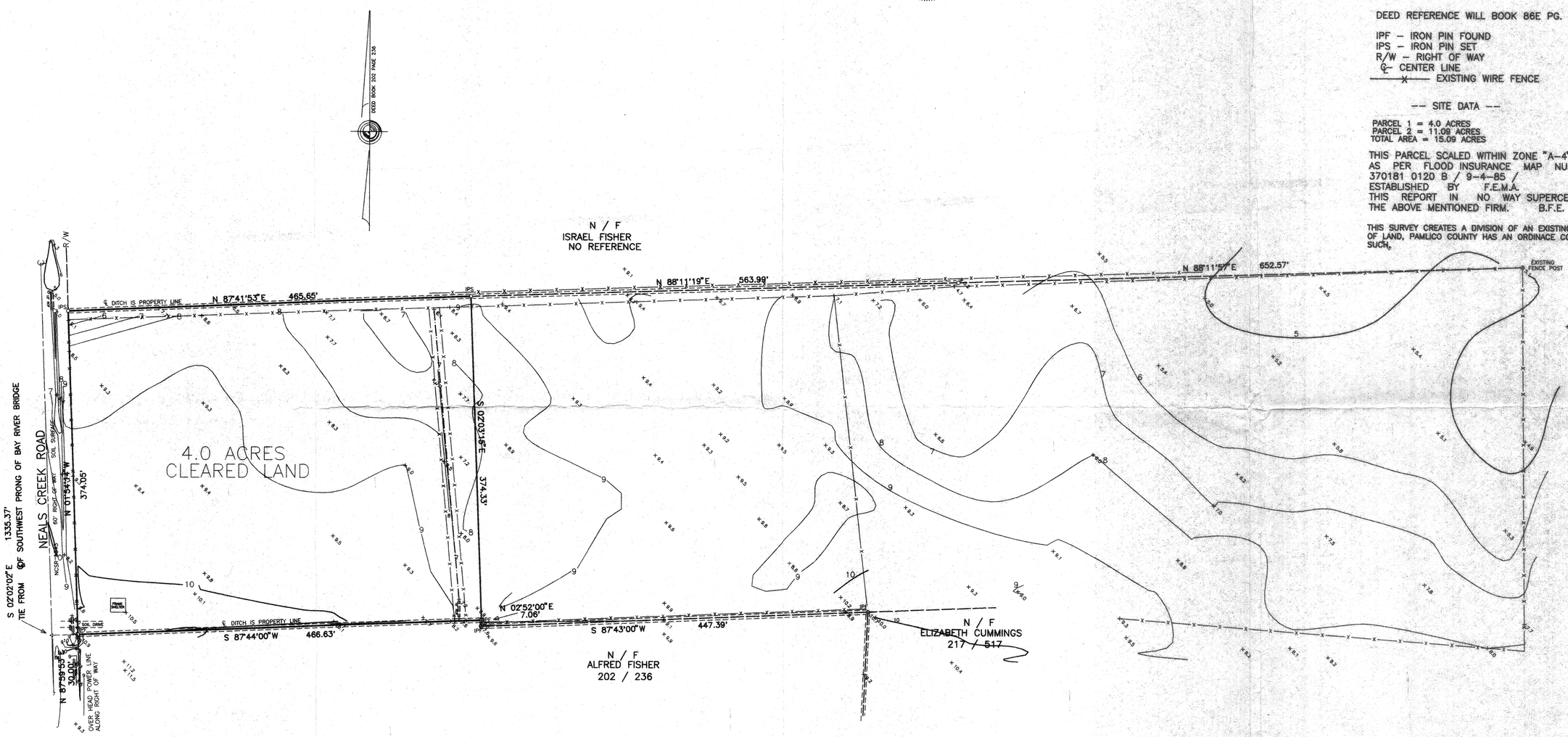
IPF – IRON PIN FOUND
IPS – IRON PIN SET
R/W – RIGHT OF WAY
℄ – CENTER LINE
——x—— EXISTING WIRE FENCE

-- SITE DATA --

PARCEL 1 = 4.0 ACRES
PARCEL 2 = 11.09 ACRES
TOTAL AREA = 15.09 ACRES

THIS PARCEL SCALED WITHIN ZONE "A-4".
AS PER FLOOD INSURANCE MAP NUMBER
370181 0120 B / 9-4-85 /
ESTABLISHED BY F.E.M.A.
THIS REPORT IN NO WAY SUPERCEDES
THE ABOVE MENTIONED FIRM. B.F.E. = 8.0' FT.

THIS SURVEY CREATES A DIVISION OF AN EXISTING PARCEL OF LAND, PAMLICO COUNTY HAS AN ORDINACE CONCERNING SUCH.



CONTOUR INTERVAL = 1'
+ DENOTES SPOT ELEVATION
ELEVATIONS BASED ON MEAN SEA LEVEL

CERTIFICATE OF REGISTRATION BY REGISTER OF DEEDS
NORTH CAROLINA PAMLICO COUNTY

THE FOREGOING CERTIFICATE OF _____, NOTARY PUBLIC, IS CERTIFIED TO BE CORRECT. FILED FOR REGISTRATION THIS ___ DAY OF _____, 1997 A.D. AT _____ A.M./P.M. AND DULY RECORDED IN PLAT CABINET _____ AT SLIDE(S) _____.

_____
REGISTER OF DEEDS

PROGRESSIVE
LAND SURVEYING
P.A.
P.O. BOX 234
NEW BERN, NC 28563
(919) 638-5767

JOB # 97173

Appendix IV: Site Photographs

1 - Northeastern view of the subject property

2 - View of storm drain on the eastern portion

3 - View of drainage ditch along Neals Creek Road

4 - View of lift station on the southwestern portion

5 - View of southern adjoining property

6 - Representative photo of surrounding forest.

7 - View of eastern adjoining property

8 - View of western adjoining property

9 - View of northern adjoining property