TITLE DESCRIPTION:

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN DURHAM COUNTY, NORTH CAROLINA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I:

BEGINNING AT AN IRON STAKE SHOWN AS "POINT OF BEGINNING" ON THE PLAT HEREINAFTER REFERENCED, SUCH STAKE BEING THE NORTHWEST CORNER OF THE SHANNON MANOR APARTMENTS' PROPERTY AS DESCRIBED IN A DEED RECORDED IN BOOK 397 AT PAGE 272, DURHAM COUNTY, REGISTRY, SAID POINT HAVING NORTH CAROLINA GRID COORDINATES Y=805,573.834 NORTH AND X =2,012,463.793 EAST; AND RUNNING THENCE SOUTH 41 DEGREES 31 MINUTES 00 SECONDS WEST 521.03N FEET TO AN IRON STAKE RUNNING THENCE WITH THE SAID RIGHT OF WAY IN A NORTHWESTERN DIRECTION ALONG THE ARC OF A CLOCKWISE-TURNING CIRCLE HAVING A RADIUS OF 931.08 FEET, AN ARC DISTANCE OF 470.98 FEET TO A POINT; THENCE, AND RUNNING NORTH 41 DEGREES 31 MINUTES 00 SECONDS EAST 212.86 FEET TO A POINT; RUNNING THENCE NORTH 48 DEGREES 29 MINUTES 00 SECONDS WEST 185.00 FEET TO A POINT; THENCE NORTH 79 DEGREES 03 MINUTES 03 SECONDS WEST 24.72 FEET TO THE SOUTHEAST CORNER OF THE CITY OF DURHAM PUMP STATION PROPERTY; THENCE WITH SUCH CITY OF DURHAM PUMP STATION PROPERTY IN TWO COURSES AS FOLLOWS: (1) NORTH 41 DEGREES 31 MINUTES 00 SECONDS EAST 60.00 FEET TO A POINT; AND (2) NORTH 60 DEGREES 27 MINUTES 00 SECONDS WEST 35.00 FEET TO A POINT IN THE EASTERN RIGHT OF WAY OF UNIVERSITY DRIVE; THENCE WITH THE EASTERN RIGHT OF WAY OF UNIVERSITY DRIVE NORTH 41 DEGREES 31 MINUTES 00 SECONDS EAST 729.50 FEET TO A POINT; THENCE CONTINUING WITH THE SAID RIGHT OF WAY ALONG THE ARC OF A CLOCKWISE CIRCLE HAVING A RADIUS OF 1,458.65 FEET AN ARC DISTANCE OF 87.72 FEET TO AN IRON STAKE AND HAVING A CHORD BEARING AND DISTANCE OF NORTH 43 DEGREES 31 MINUTES 18 SECONDS EAST 87.7068 FEET; THENCE SOUTH 41 DEGREES 52 MINUTES 00 SECONDS EAST 35.21 FEET TO POINT; THENCE SOUTH 83 DEGREES 46 MINUTES 12 SECONDS EAST 66.85 FEET TO A POINT; THENCE NORTH 54 DEGREES 40 MINUTES 35 SECONDS EAT 39.37 FEET TO A POINT; THENCE SOUTH 83 DEGREES 46 MINUTES 12 SECONDS EAST 157.00 FEET TO A POINT; THENCE SOUTH 45 DEGREES 18 MINUTES 48 SECONDS EAST 46.61 FEET TO A POINT; THENCE SOUTH 06 DEGREES 13 MINUTES 48 SECONDS WEST 174.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 46 MINUTES 12 SECONDS WEST 36.42 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 14.753 ACRES, MORE OR LESS, AS SHOWN ON "REVISED AS BUILT SITE PLAN OF PARKWAY PLAZA I" PREPARED BY BOB G. ROBERTS, SR., RLS 772, DATED APRIL 10, 1987, LAST REVISED SEPTEMBER 1, 1998, REFERENCE TO WHICH IS HEREBY MADE.

AND BEING THE SAME PROPERTY AS DESCRIBED ON PLAT OF SURVEY PREPARED BY JAMES R. FREELAND, L.S., DATED SEPTEMBER 1, 2005, LAST REVISED SEPTEMBER 16, 2005, AS FOLLOWS: COMMENCING AT A NCGS MONUMENT "DEBY 1984", THENCE N 21°46'-52" E FOR 6326.31 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF MARTIN LUTHER KING BLVD., BEING THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT OF WAY ALONG THE COMMON LINE OF CENTRAL CAROLINA BANK N 37°-36'-19" E FOR 212.27 FEET TO AN IRON PIN; THENCE N 52°-23'-47" W FOR 185.00 FEET TO AN IRON PIN; THENCE N 89°-36'-30" W FOR 24.72 FEET TO AN IRON PIN; THENCE N 37°-36'-19 E FOR 60.00 FEET TO AN IRON PIN; THENCE N 59°-12'-33" W FOR 35.00 FEET TO AN IRON PIN ON THE WEST RIGHT OF WAY OF UNIVERSITY DRIVE; THENCE N 37°-38'-29" E FOR 729.55 FEET TO AN IRON PIN; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1458.65 FEET, AN ARC OF 88.00 FEET AND A CHORD OF N 39°-38'-53" E FOR 87.98 FEET TO AN IRON PIN; THENCE LEAVING SAID RIGHT OF WAY AND FOLLOWING THE COMMON LINE OF PARKWAY ASSOCIATES THE FOLLOWING; S 45°-41'-49" E FOR 35.22 FEET TO AN IRON PIN; S 87°-33'-33" E FOR 66.78 FEET TO AN IRON PIN; N 55°-56'-14" E FOR 39.46 FEET TO A MAG NAIL SET; S 87°-33'-33" E FOR 157.00 FEET TO A MAG NAIL SET; S 50°-23'-37" E FOR 46.51 FEET TO A MAG NAIL SET; S 02°-43'-04" W FOR 174.00 FEET TO AN IRON PIN ON THE COMMON LINE OF SHANNON MANOR APARTMENTS; THENCE ALONG SAID COMMON LINE S 88°-43'36" W FOR 36.42 FEET TO AN IRON PIN; THENCE S 02°-23'-07" W FOR 610.01 FEET TO AN IRON PIN; THENCE ALONG THE COMMON LINE OF BIGGER STAFF AND CRAWLEY KING S 37°-36'-22" W FOR 521.03 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF MARTIN LUTHER KING BLVD., THENCE ALONG SAID RIGHT OF WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 931.08 FEET, AN ARC OF 470.99 FEET AND A CHORD OF N 58°-05'-31" W FOR 465.98 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING. SAID TRACT CONTAINS 14.743 ACRES OR 642,248 SQUARE FEET MORE OR LESS.

PARCEL II:

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO EASEMENTS AS SHOWN ON PLAT RECORDED IN PLAT BOOK 105, PAGE 58, DURHAM COUNTY REGISTRY.

PARCEL III:

TOGETHER WITH THE FOLLOWING NON-EXCLUSIVE EASEMENTS AS MORE PARTICULARLY SET FORTH WITHIN THAT CERTAIN DEED OF EASEMENT AND AGREEMENT, BETWEEN THE SOUTHEAST CORPORATION AND SOUTHEAST ASSOCIATES OF DURHAM, DATED DECEMBER 30, 1982, AND RECORDED IN BOOK 1102, PAGE 235, DURHAM COUNTY REGISTRY, AS AMENDED BY (i) THAT CERTAIN MODIFICATION OF DEED OF EASEMENT AND AGREEMENT, BETWEEN THE SOUTHEAST CORPORATION AND SOUTHEAST ASSOCIATES OF DURHAM, DATED APRIL 13, 1984, RECORDED IN BOOK 1154, PAGE 388, DURHAM COUNTY REGISTRY; AND (ii) THAT CERTAIN SECOND MODIFICATION OF EASEMENT AND AGREEMENT, BETWEEN SOUTHEAST ASSOCIATES OF DURHAM, PARKWAY ASSOCIATION AND CERTAIN OTHER PARTIES, DATED SEPTEMBER 22, 1986, AND RECORDED IN BOOK 1312, PAGE 226, DURHAM COUNTY REGISTRY.

A) AN EASEMENT TO CONSTRUCT AND MAINTAIN AN UNDERGROUND WATER MAIN AND/OR OTHER UTILITIES ALONG WITH AN EASEMENT FOR INGRESS, EGRESS AND REGRESS;

B) AN EASEMENT OVER ALL DRIVEWAYS, SIDEWALKS, PARKING AREAS AND OTHER AREAS INTENDED FOR COMMON USE FOR PEDESTRIAN AND VEHICULAR TRAFFIC AND PARKING;

C) AN EASEMENT TO MAINTAIN A GAS MAIN (NATURAL GAS), UNDERGROUND TELEPHONE LINE AND ON OVERHEAD POWER LINE.

CERTIFICATE:

I, JAMES R. FREELAND, CERTIFY THAT THE BOUNDARY SURVEY WAS COMPLETED FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 4983, PAGE 527 AND N\A, PAGE N\A; THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK_N\A_, PAGE_N\A_, OR AS REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10.000;

POSITIONAL ACCURACY: 0.05 FEET TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC DATE(S) OF SURVEY: 9-14-2016
DATUM/EPOCH: HORIZONTAL (NAD83): VERTICAL (NAVD 88) GEOID MODEL: GEOID 1999 UNITS: US SURVEY FOOT PUBLISHED/FIXED CONTROL MONUMENTS USED: NCGS "DEBY" AND NCGS "CHARLES"

AND THAT THIS MAP MEETS THE REQUIREMENTS OF "THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA" (21 NCAC 56.1600).

WITNESS MY ORIGINAL SIGNATURE AND SEAL THIS THE 8TH DAY OF November, 2016.

SIGNED 11-8-16

JAMES R. FREELAND NO. L2836

LEGEND:

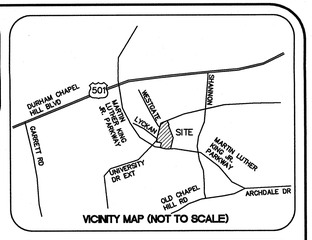
LIGHT POLE
POWER POLE
WATER VALVE
WATER METER
STORM DRAIN MANHOLE
CATCH BASIN
SANITARY SEWER MANHOLE
GAS VALVE
TELEPHONE PEDESTAL
BORING
MONITORING WELL
FIRE HYDRANT
NEW IRON PIN (5/8" REBAR)
EXISTING IRON PIN
OVERHEAD ELECTRIC LINE
UNDERGROUND ELECTRIC LINE
SANITARY SEWER LINE
WATER LINE
GAS LINE
OVERHEAD TELEPHONE LINE
UNDERGROUND TELEPHONE LINE
GUARD POST
UNDERGROUND GAS MARKER
CLEANOUT
REINFORCED CONCRETE PIPE
CORRUGATED METAL PIPE
RIGHT-OF-WAY
SINGLE-HEAD LIGHT STANDARD

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.72'	N 89°39'30" W
L2 TIE	35.00'	N 59°12'19" W
L3 TIE	60.00'	S 37°36'06" W
L4	35.00'	N 59°12'33" W
L5	60.00'	N 37°36'19" E
L6	35.22'	S 45°41'49" E
L7	66.78'	S 87°33'33" E
L8	39.46'	N 55°59'14" E
L9	46.51'	S 50°23'37" E
L10	36.42'	S 88°43'38" W
L11 TIE	3.61'	S 02°28'13" E

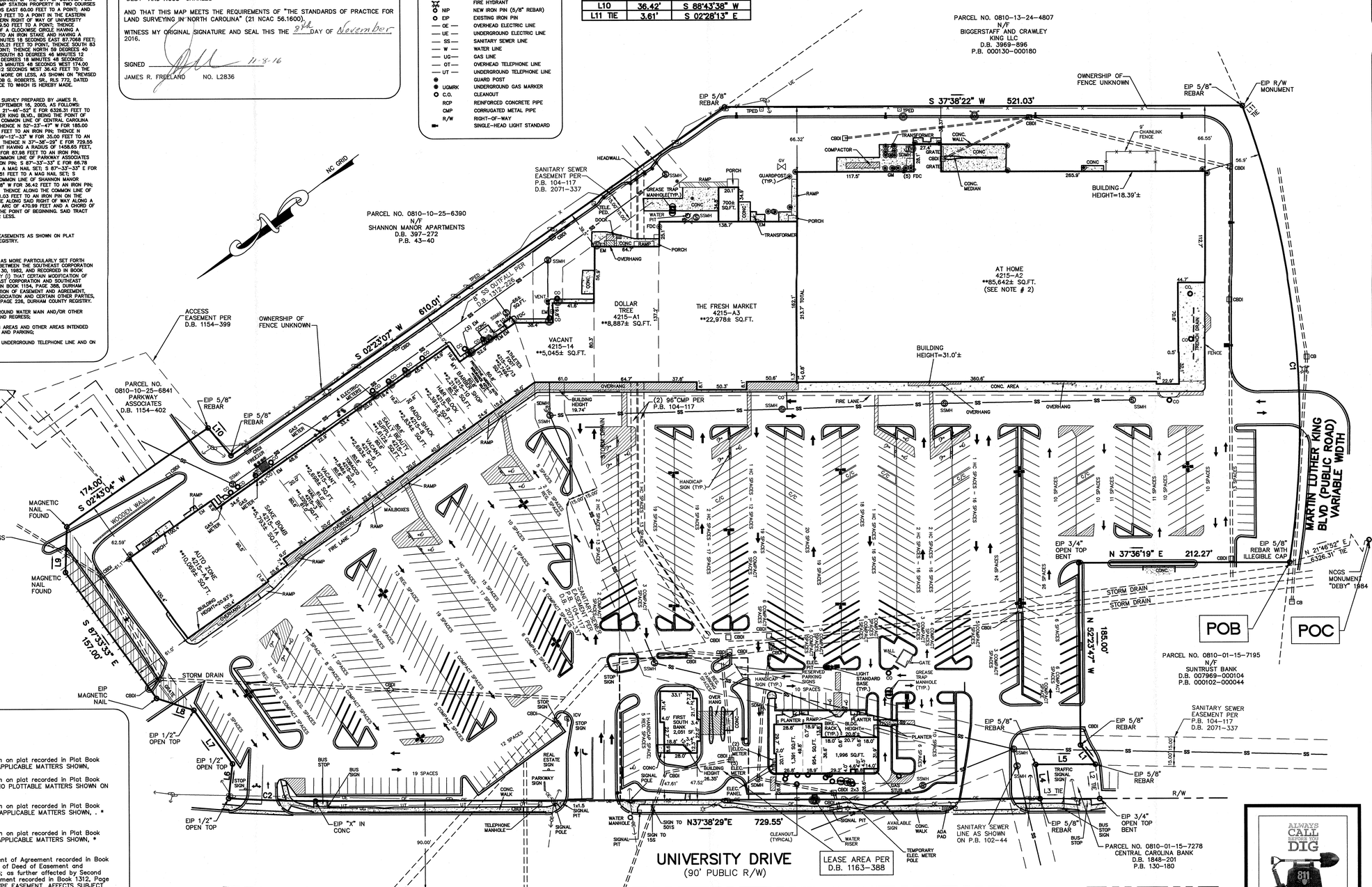
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	931.08'	470.99'	240.65'	465.98'	N 58°05'31" W	28°58'59"
C2	1458.65'	88.00'	44.01'	87.98'	N 39°38'53" E	3°27'23"

TOTAL ACREAGE
642,248 SQ.FT
14.743 ACRES

NOT FOR RECORDATION



VICINITY MAP (NOT TO SCALE)



CERTIFICATE:

TO:DURHAM (PARKWAY) UY, LLC., SUCCESSOR BY NAME CHANGE TO PARKWAY PLAZA UY, ELC., WELLS FARGO BANK, NATIONAL ASSOCIATION, and its successors and assigns AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 7A, 7B1, 7C, 8, 9, 10A, 13, 16, 18 & 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 9-14-2016.

DATE OF PLAT OR MAP: 9-16-2016

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT (# 3020-813766).

JAMES R. FREELAND, PLS# L2836

SURVEYOR'S NOTES:

1) ZONING PROVIDED BY THE PZR REPORT, (SITE # 96911-1), DATED: SEPTEMBER 21, 2016, REVISED FINAL NOVEMBER 4, 2016.

2) **SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.

3) REFERENCE PLAT ENTITLED "ASBUILT SITE PLAN OF PARKWAY PLAZA I," PREPARED BY BOB G. ROBERTS, SR., DATED DEC. 1983. - REVISED DEC. 8, 2003.

4) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

5.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.

6.) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.

8.) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.

9.) THE PROPERTY HAS DIRECT ACCESS TO UNIVERSITY DRIVE AND MARTIN LUTHER KING BLVD., A DEDICATED PUBLIC STREET OR HIGHWAY.

10.) THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-3020-813766, DATED SEPTEMBER 7, 2016.

11.) TOTAL SQUARE FOOTAGE OF BUILDINGS IS 160,771 SQUARE FEET.

Freeland
SURVEYORS • ENGINEERS

FREELAND & ASSOCIATES, INC.
323 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4924 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net

DRAWN: CF	PARTY CHIEF: RH\WD CHECKED: JCC
REF. PLAT BOOK:	102-44
REF. DEED BOOK:	4983-527
TAX MAP :	0810-14-25-2315
DATE OF SURVEY:	9-16-2016
DRAWING NO:	67507
DATE OF LAST REVISION:	11-7-2016

0' 50' 100' 150'
SCALE: 1" = 50'

NORTH CAROLINA PROFESSIONAL SEAL L2836 LAND SURVEYOR JAMES R. FREELAND

RLS: JAMES R. FREELAND
NO: L2836
SOSID: 0055725

TITLE EXCEPTIONS:

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT # 3020-813766
EFFECTIVE: SEPTEMBER 7, 2016

13. Easements and any other facts as shown on plat recorded in Plat Book 102, Page 44, Durham County Registry. * APPLICABLE MATTERS SHOWN,

14. Easements and any other facts as shown on plat recorded in Plat Book 102, Page 45, Durham County Registry. * NO PLOTTABLE MATTERS SHOWN ON PLAT,

15. Easements and any other facts as shown on plat recorded in Plat Book 104, Page 117, Durham County Registry. * APPLICABLE MATTERS SHOWN, . * S\S & S\D EASEMENT SHOWN

16. Easements and any other facts as shown on plat recorded in Plat Book 105, Page 58, Durham County Registry. * APPLICABLE MATTERS SHOWN, * ACCESS EASEMENT SHOWN

17. Terms and provisions of Deed of Easement of Agreement recorded in Book 1102, Page 235; as effected by Modification of Deed of Easement and Agreement recorded in Book 1154, Page 388; as further affected by Second Modification to Deed of Easement and Agreement recorded in Book 1312, Page 226, Durham County Registry. * BLANKET TYPE EASEMENT, AFFECTS SUBJECT PROPERTY.

18. Easement(s) described in General Warranty Deed recorded in Deed Book 1154, Page 399. * AFFECTS AS SHOWN.

19. Terms, provisions, covenants, conditions, easements and restrictions as provided in General Warranty Deed recorded in Book 1106, Page 697, Durham County Registry. * AFFECTS AS SHOWN.

20. Terms, provisions, covenants, conditions, easements and restrictions as provided in General Warranty Deed recorded in Book 1175, Page 328, Durham County Registry. * BLANKET EASEMENT AFFECTING SUBJECT PROPERTY, UNABLE TO PLOT.

21. Sewer Easement to Biggerstaff & Crawley, LLC, recorded in Book 2071, Page 337, Durham County Registry. * AFFECTS AS SHOWN ON PLAT.

BASIS OF BEARINGS

BEARINGS BASED UPON GPS OBSERVATION OF NCGS MONUMENTS "DEBY," "CHARLES" AND "MONROE."

ZONING INFORMATION:

ZONED: CC(D) COMMERCIAL CENTER (DEV. PLAN)
SETBACK LINE:
STREET SIDE FROM R\W NO MIN. 15 MAX
SIDE: 10' MIN.
REAR: 15' MIN.
MAX HEIGHT: 90'

PARKING INFORMATION:

604 REGULAR SPACES
85 COMPACT SPACES
22 HANDICAP SPACES

711 SPACES TOTAL

REQUIRED PARKING IS 1 SPACE PER 1000 SF OF BUILDING SPACE

REQUIRED PARKING: REST. 1 PER 100 SF.
RETAIL 1 PER 200 SF.
OFFICE 1 PER 250 SF.

REQUIRED TOTAL 605

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN) PER COUNTY FIRM COMMUNITY PANEL NO. 3720081000K EFFECTIVE DATE: 8-2-2007.

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU MAY BE INJURED OR KILL SOMEONE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

STATE OF NORTH CAROLINA
DURHAM COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR DURHAM (PARKWAY) UY, LLC

SITE ADDRESS:
4215 UNIVERSITY DRIVE
DURHAM, NC