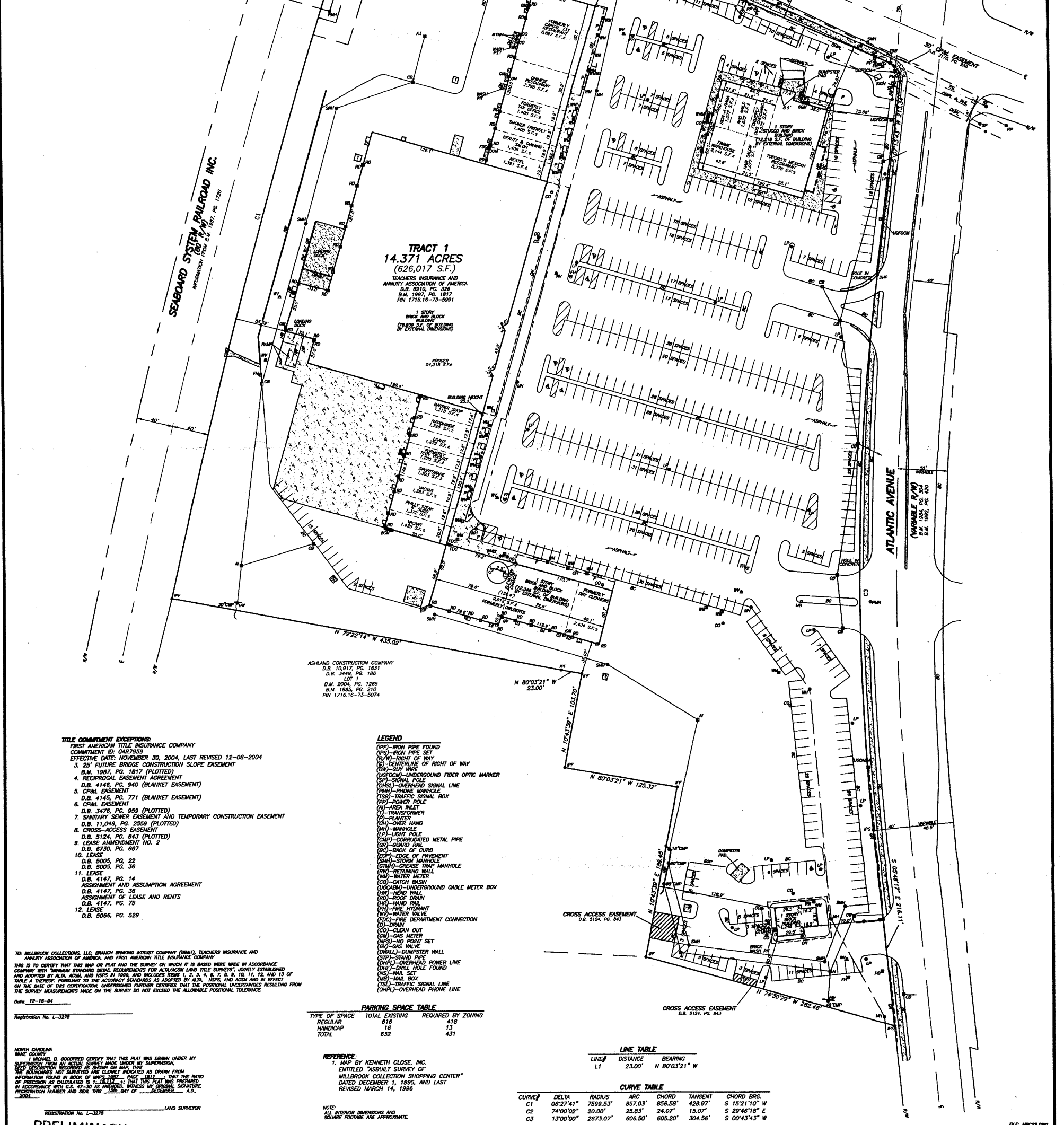


**TRACT 1**  
**MILLBROOK COLLECTION SHOPPING CENTER**

Beginning of a new iron pipe on the southern right-of-way of Millbrook Road (90' R/W), said iron pipe being South 08°34'41" West 403.55 feet from N.C.S. monument "MILLBROOK F-20", said monument having N.C. grid coordinates (NAD 27) of N=795,731.345, E=117,432.482, thence with said right-of-way South 86°46'18" East 815.21 feet to a nail set, thence along a curve to the right having a radius of 20.00 feet, an arc length of 25.83 feet, and a chord bearing and distance of South 29°46'18" East 24.07 feet to a nail set on the western right-of-way of Atlantic Avenue (Variable R/W), thence with said right-of-way South 07°13'43" West 213.34 feet to a nail set in concrete, thence along a curve to the left having a radius of 2,973.07 feet, an arc length of 806.50 feet, and a chord bearing and distance of South 07°43'43" West 805.20 feet to a new iron pipe, thence South 07°44'17" East 218.11 feet to a new iron pipe, thence along said right-of-way North 74°30'29" West 282.46 feet to an existing iron pipe, thence North 10°43'39" East 189.45 feet to an existing iron pipe, thence North 80°32'21" West 125.32 feet to an existing iron pipe, thence North 12°43'39" East 103.70 feet to a new iron pipe, thence North 80°32'21" West 23.00 feet to an existing iron pipe, thence North 79°22'14" West 435.02 feet to an existing iron pipe on the eastern right-of-way of Seaboard System Railroad Inc. (80' R/W), thence with said right-of-way along a curve to the right having a radius of 7,292.23 feet, an arc length of 857.03 feet, and a chord bearing and distance of North 15°21'10" East 898.58 feet to the point and piece of Beginning containing 14.371 Acres more or less in Tract 1 according to the map by Kenneth Close, Inc., entitled "ALTA/ACSM Survey of Millbrook Collection Shopping Center", and dated October 13, 2004.



- TITLE COMMITMENT EXCEPTIONS:**
1. FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT ID: 04R7355  
 EFFECTIVE DATE: NOVEMBER 30, 2004, LAST REVISED 12-08-2004
  2. 25' FUTURE BRIDGE CONSTRUCTION SLOPE EASEMENT  
 D.B. 1987, PG. 1817 (PLOTTED)
  3. RECIPROCAL EASEMENT AGREEMENT  
 D.B. 4146, PG. 940 (BLANKET EASEMENT)
  4. CP&L EASEMENT  
 D.B. 4146, PG. 771 (BLANKET EASEMENT)
  5. CP&L EASEMENT  
 D.B. 3476, PG. 959 (PLOTTED)
  6. SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT  
 D.B. 11,049, PG. 2559 (PLOTTED)
  7. CROSS-ACCESS EASEMENT  
 D.B. 5124, PG. 843 (PLOTTED)
  8. LEASE AMENDMENT NO. 2  
 D.B. 8730, PG. 687
  9. LEASE  
 D.B. 5005, PG. 22  
 D.B. 5005, PG. 36
  10. LEASE  
 D.B. 4147, PG. 14  
 ASSIGNMENT AND ASSUMPTION AGREEMENT  
 D.B. 4147, PG. 36  
 ASSIGNMENT OF LEASE AND RENTS  
 D.B. 4147, PG. 75
  11. LEASE  
 D.B. 5066, PG. 529

TO: MILLBROOK COLLECTIONS, LLC, BRANCH BANKING STRUST COMPANY (BBBS), TEACHERS INSURANCE AND ANNUITY ASSOCIATION OF AMERICA, AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NPSI IN 1989, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, AND 13 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NPSI, AND ACSM AND IN EFFECT ON THE DATE OF THE CERTIFICATION. UNDESIGNED FURTHER SERVICES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

Date: 12-18-04

Registration No. L-3278

**PRELIMINARY PLAT**  
 NOT FOR RECORDATION, CONVEYANCE, OR SALES

NOTE: PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE BY FIRM MAP NO. 5718C0334 E PANEL 334 OF 810 EFFECTIVE MARCH 3, 1992.

NOTE: ENCLOSURE WAS DISTRIBUTED BY THE COMPASS METHOD. THE DISTANCES ON THE MAP ARE ADJUSTED HORIZONTAL GROUND DISTANCES UNLESS NOTED OTHERWISE. ALL AREA CALCULATED BY COORDINATE COMPUTATION.



- LEGEND**
- (IPF) - IRON PIPE FOUND
  - (RPS) - IRON PIPE SET
  - (R/W) - RIGHT OF WAY
  - (C/L) - CENTERLINE OF RIGHT OF WAY
  - (S) - SIGNAL POLE
  - (UFO) - UNDERGROUND FIBER OPTIC MARKER
  - (OS) - OVERHEAD SIGNAL LINE
  - (PM) - PHONE MANHOLE
  - (TS) - TRAFFIC SIGNAL BOX
  - (PP) - POWER POLE
  - (A) - AREA BOUNDARY
  - (T) - TRANSFORMER
  - (P) - PLANTER
  - (H) - HOLE HANG
  - (M) - MANHOLE
  - (L) - LIGHT POLE
  - (C) - CORRUGATED METAL PIPE
  - (G) - GUARD RAIL
  - (S) - SINK OF CURB
  - (E) - EDGE OF PAVEMENT
  - (W) - WATER METER
  - (G) - GREASE TRAP MANHOLE
  - (R) - RETAINING WALL
  - (M) - METER
  - (C) - CATCH BASIN
  - (U) - UNDERGROUND CABLE METER BOX
  - (H) - HEAD WALL
  - (D) - ROOF DRAIN
  - (F) - FIRE HYDRANT
  - (F) - FIRE DEPARTMENT CONNECTION
  - (D) - DRAIN
  - (C) - CLEAN OUT
  - (M) - GAS METER
  - (P) - POINT SET
  - (V) - GAS VALVE
  - (W) - DUMPSTER WALL
  - (S) - STAND PIPE
  - (O) - OVERHEAD POWER LINE
  - (H) - HOLE FOUND
  - (M) - MAIL SET
  - (B) - MAIL BOX
  - (S) - TRAFFIC SIGNAL LINE
  - (O) - OVERHEAD PHONE LINE

**PARKING SPACE TABLE**

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	615	418
HANDICAP	18	13
TOTAL	632	431

**REFERENCE:**

1. MAP BY KENNETH CLOSE, INC. ENTITLED "ASBUILT SURVEY OF MILLBROOK COLLECTION SHOPPING CENTER" DATED DECEMBER 1991, AND LAST REVISED MARCH 14, 1996

NOTE: ALL INTERIOR DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE.

**LINE TABLE**

LINE	DISTANCE	BEARING
L1	23.00'	N 80°03'21" W

**CURVE TABLE**

CURVE#	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG.
C1	06°27'41"	7599.53'	857.03'	856.58'	428.97'	S 15°21'10" W
C2	74°00'02"	20.00'	25.83'	24.07'	15.07'	S 29°46'18" E
C3	13°00'00"	2973.07'	606.50'	605.20'	304.56'	S 07°43'43" W

<b>REVISIONS</b>		<b>ALTA/ACSM SURVEY OF MILLBROOK COLLECTION SHOPPING CENTER</b>		<b>KENNETH CLOSE, INC.</b> Land Surveying 870 TRINITY ROAD - RALEIGH, NC 27607 PHONE: (919)851-2344 FAX: (919)851-6201	
TOWNSHIP:		COUNTY: WAKE		SURVEY DATE: 10-13-04 SURVEYED BY: KS	
STATE: NORTH CAROLINA		P.I.N.: 1716.16-73-5991		SCALE: 1" = 50' DRAWN BY: CSM	
ZONE:		CHECKED & CLOSURE BY: MG			