LEGEND

- LIGHT POLE
- POWER POLE
- WATER VALVE
- WATER METER
- STORM DRAIN MANHOLE
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- TELEPHONE PEDESTAL
- BOLLARD
- 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

ZONING INFORMATION

ZONED: SC(D) SHOPPING CENTER DISTRICT

SETBACK LINE: ALL BUILDINGS SHALL BE SETBACK AT LEAST 50 FEET FROM THE ULTIMATE RIGHT-OF-WAY OF ALL ADJACENT STREETS AND ALL RESIDENTIAL ZONING BOUNDARIES.

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. 37063C0154 H EFFECTIVE DATE: MARCH 21, 2000

PARKING INFORMATION

REGULAR SPACES	737
HANDICAP SPACES	33
SPACES TOTAL	770

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO. 1890G7171
EFFECTIVE DATE: AUGUST 22, 2005 AT 8:00 AM
SCHEDULE B – SECTION 2

5. RIGHTS OF FOOD TOWN, INC. AS TENANT PURSUANT TO AN UNRECORDED LEASE EVIDENCED BY THAT CERTAIN MEMORANDUM OF LEASE RECORDED IN BOOK 1071, PAGE 239 AND BOOK 2051, PAGE 800. AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT.
6. RIGHTS OF KMART CORPORATION AS PURSUANT TO BOOK 1102 PAGE 268, BOOK 1102 PAGE 270, BOOK 1373 PAGE 151, BOOK 1373 PAGE 155, BOOK 1373 PAGE 159 AND BOOK 1381 PAGE 127. AFFECTS SUBJECT PROPERTY, ACCESS AND PARKING EASEMENT PLOTTED, UNABLE TO PLOT OTHERS.
8. RIGHTS OF PER 1 IMPORTS AS RECORDED IN BOOK 1541 PAGE 87. AFFECTS SUBJECT PROPERTY, UNABLE TO PLOT.
10. EASEMENTS, SET BACK LINES AND ANY OTHER MATTERS SHOWN ON PLAT BOOK 103 PAGE 44 AND PLAT BOOK 102 PAGE 45, PLAT BOOK 104 PAGE 117 AND PLAT BOOK 105 PAGE 55. ALL APPLICABLE MATTERS SHOWN.
12. DEED OF EASEMENT AND ACCESS RECORDED IN BOOK 1102 PAGE 235, BOOK 1154 PAGE 388 AND PAGE 1312 PAGE 226. SHOWN ON PLAT.
13. EASEMENT OF ACCESS AS RECORDED IN BOOK 1154 PAGE 389. SHOWN ON PLAT.
14. ACCESS EASEMENT AS RECORDED IN BOOK 1108 PAGE 697. SHOWN ON PLAT.
15. PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND REGRESS TO THE NORTHWESTERN BANK RECORDED IN BOOK 1175 PAGE 328. BLANKET EASEMENT.
16. SEWER EASEMENT AS RECORDED IN BOOK 2071 PAGE 337. SHOWN ON PLAT.

CERTIFICATE

The undersigned hereby certifies, as of October 5, 2005 to Parkway Plaza UY, LLC, Column Financial, Inc. and its successors and assigns and First American Title Insurance Company that he is a duly registered land surveyor of the State of North Carolina, and further that:

(i) this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping;
(ii) this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises;
(iii) except as shown, there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements;
(iv) there are no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises; and
(v) the Property is not located in a 100-Year Flood Plain or in an identified "flood prone area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by **Durham County, North Carolina** Flood Insurance Rate Map Panel # **3706300154H**, dated March 21, 2000, which same map panel covers the area in which the Property is situated. The Property is located within Zone "X". The address of the Property is 4215 University Drive, Durham, NC.

Signature of Surveyor:_____
Registered Number: L2836

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 58°59'14" E
L9	46.51'	S 50°23'37" E
L10	36.42'	S 88°43'36" 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'	465.96'	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"

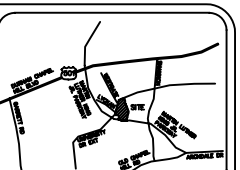
SURVEYOR'S NOTES

1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

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. 6, 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 GMD METHOD.

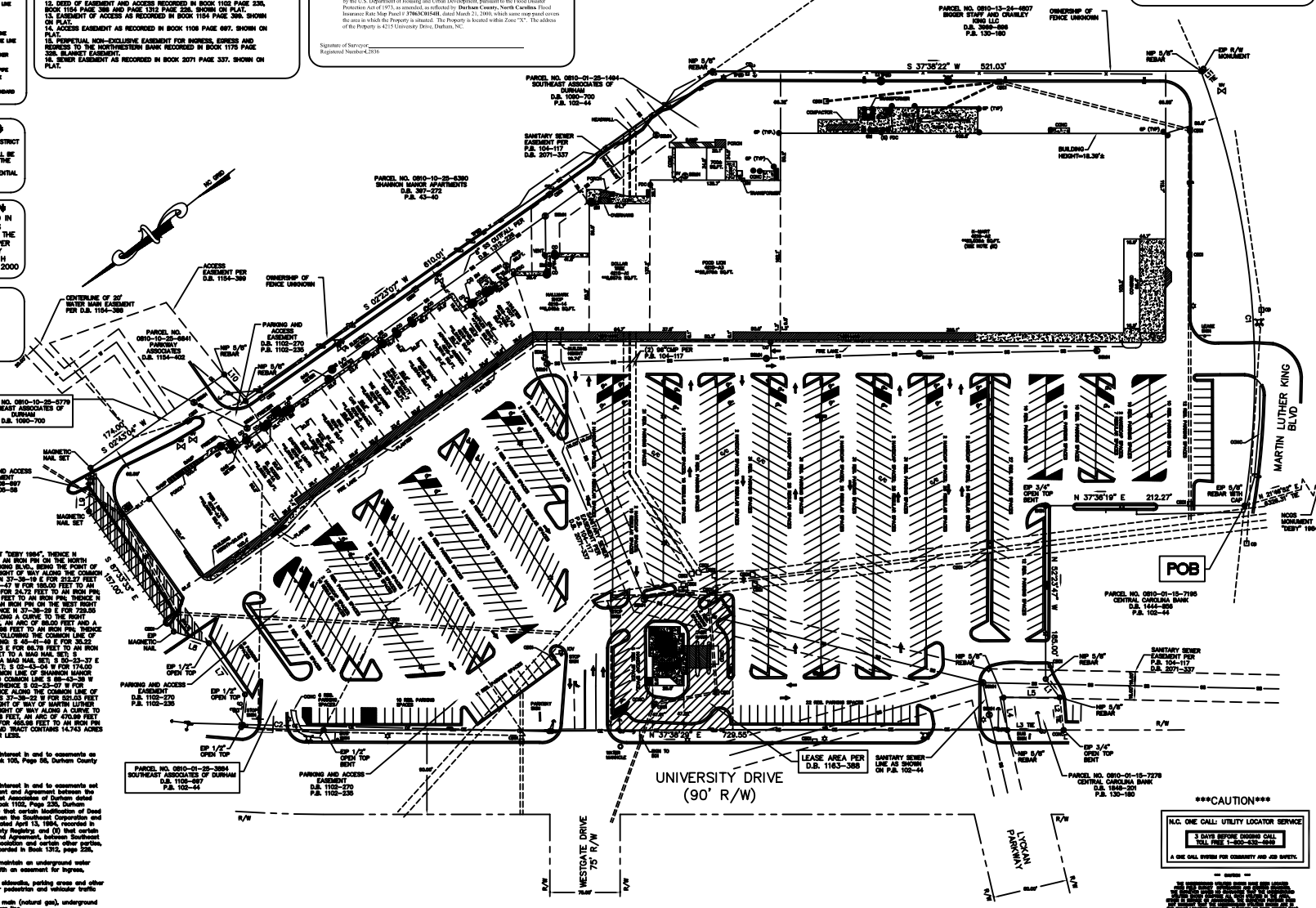


VICINITY MAP (NOT TO SCALE)

CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES, AS OF SEPTEMBER 1, 2005 TO PARKWAY PLAZA UY, LLC, COLUMN FINANCIAL INC. AND ITS SUCCESSORS AND ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT HE IS A DULY REGISTERED LAND SURVEYOR OF THE STATE OF NORTH CAROLINA, AND FURTHER THAT:
(I) THIS PLAT OF SURVEY IS MADE AT LEAST IN ACCORDANCE WITH THE MINIMUM STANDARDS ESTABLISHED BY SAID STATE FOR SURVEYS AND LAND SURVEYORS AND WITH THE MINIMUM DETAIL REQUIREMENTS FOR LAND TITLE SURVEYS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND AMERICAN CONGRESS ON SURVEYING AND MAPPING;
(II) THIS SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER VISIBLE IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES;
(III) EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO KNOWN OR VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY OF SAID BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS;
(IV) THERE ARE NO KNOWN OR VISIBLE ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES, AND
(V) THE PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR IN AN IDENTIFIED "FLOOD PRONE AREA", AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, PURSUANT TO THE FLOOD DISASTER PROTECTION ACT OF 1973, AS AMENDED, AS REFLECTED BY DURHAM COUNTY, STATE OF NORTH CAROLINA FLOOD INSURANCE RATE MAP PANEL #3706300154 H, DATED MARCH 21, 2000, WHICH SAME MAP PANEL COVERS THE AREA IN WHICH THE PROPERTY IS SITUATED. THE PROPERTY IS LOCATED WITHIN ZONE "X". THE ADDRESS OF THE PROPERTY IS 4215 UNIVERSITY DRIVE.

SIGNATURE OF SURVEYOR: JAMES R. FREELAND
REGISTERED NUMBER L2836



PARCEL DESCRIPTION

PARCEL 1

COMMENCING AT A NGS MONUMENT "DEBY 1984", THENCE N 21-46-52 E FOR 1,024.31 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 69-39-30 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 37-36-29 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 58-59-14 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 02-23-37 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 931.08 FEET, AN ARC OF 470.99 FEET AND A CHORD OF N 58-05-31 W FOR 465.96 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 56, Durham County Registry.

PARCEL III
TOGETHER WITH all right, title and interest in and to easements set out in that certain Deed of Easement and Agreement between the Southeast Corporation and Southeast Associates of Durham dated December 30, 1982 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 an overhead power line.

TOTAL ACREAGE
642,248 SQ.FT
14.743 ACRES

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

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:	JMP PARTY CHIEF: JCC CHECKED: JKS
REF. PLAT BOOK:	SHOWN ON PLAT
REF. DEED BOOK:	SHOWN ON PLAT
TAX MAP :	SHOWN ON PLAT
DATE OF SURVEY:	9-1-05
DRAWING NO:	57468
DATE OF LAST REVISION:	10-5-05

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

CAUTION
N.C. ONE CALL: UTILITY LOCATOR SERVICE
3 DAYS BEFORE DIGGING CALL
TOLL FREE 1-800-632-4949
A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY.

STATE OF NORTH CAROLINA
DURHAM COUNTY

ALTA/ACSM LAND TITLE SURVEY FOR PARKWAY PLAZA UY, LLC

SITE ADDRESS:
4215 UNIVERSITY DRIVE
DURHAM, NC