

STATE OF NORTH CAROLINA
 WAKE COUNTY
 I, AL PRINCE, CERTIFY THAT THIS MAP WAS
 DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY
 MADE BY ME (OR UNDER MY DIRECT SUPERVISION) -
 (DEED DESCRIPTION RECORDED IN BOOK _____ PAGE _____);
 THAT THE RATIO OF PRECISION AS CALCULATED BY LATITUDES
 AND DEPARTURES IS 1/50,000; THAT THE BOUNDARIES
 AND DEPARTURES ARE SHOWN AS BROKEN LINES DRAWN FROM
 INFORMATION FOUND IN BOOK _____ PAGE _____;
 THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30
 AS AMENDED.
 WITNESS MY HAND AND SEAL THIS 30 DAY OF SEPTEMBER, 2004.
 _____ P.L.S. 1356 (N.C.)

SURVEYOR'S CERTIFICATION:
 TO ARCHON FINANCIAL L.P., ITS SUCCESSORS AND ASSIGNS, VILLAGE REALTY, LLC, AND
 CHICAGO 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 "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, 2, 3, 4, 6, 7, 8, 9, 10 AND 11 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, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY
 MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND
 CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR
 ALTA/ACSM LAND TITLE SURVEYS."
 REGISTRATION NO. 1356 WITHIN THE STATE OF NORTH CAROLINA
 DATE OF SURVEY: SEPTEMBER 30, 2004
 DATE OF LAST REVISION: N/A

FLOOD ZONE DESIGNATION:
 THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA
 ("SFHA") AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES
 WITHIN ZONE(S) A0 OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO.
 32082001282, BEARING AN EFFECTIVE DATE OF FEBRUARY 2, 1998.

- NOTES:**
- THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO A PUBLICLY DEDICATED RIGHT OF WAY.
 - SURFACE OBSERVATION DID NOT DISCLOSE VISIBLE EVIDENCE OF UNUSUAL SUBSURFACE MATTERS SUCH AS UNDERGROUND STORAGE TANKS. GENERAL KNOWLEDGE OF THE NEIGHBORHOOD REGARDING ENVIRONMENTAL, EPA AND/OR FAA MATTERS IS NOT KNOWN TO THE SURVEYOR AND NOT A PART OF THIS SURVEY.
 - ZONING/BUILDING INFORMATION WAS SUPPLIED TO THE SURVEYOR BY MR. HAROLD SMITH AND MR. STEVE DOTY OF THE CITY OF DURHAM PLANNING, ZONING AND INSPECTION DEPARTMENTS. THE FOLLOWING INFORMATION WAS PROVIDED:
 A. ZONING = S0 (SHOPPING CENTER) AND NC (NEIGHBORHOOD COMMERCIAL).
 B. MAXIMUM UNITS PERMITTED BY ZONING IS NOT APPLICABLE. THERE IS NO MAXIMUM REQUIRED FOR THIS ZONING.
 C. METERS DO NOT EXIST ON THIS SITE.
 D. REQUIRED PARKING IS ONE SPACE PER 200 SQUARE FEET OF BUILDING AREA. THE HANDICAP PARKING SPACE REQUIREMENT IS ONE SPACE PER 25 PARKING SPACES.
 - DISTANCES MEASURED ARE HORIZONTAL GROUND.
 - AREAS WERE COMPUTED BY COORDINATE GEOMETRY.
 - UTILITIES SHOWN ARE BASED ON SURFACE OBSERVATION AND MARKINGS BY CENTRAL LOCATING SERVICE (NO-DIT) NUMBERS 4645370 AND 4645615. OTHER UTILITIES MAY EXIST WITH EASEMENTS AND THOSE SHOWN MAY BE AN APPROXIMATE LOCATION.
 - WETLAND DELINEATION NOT DONE WITH THIS SURVEY.
 - PRESENT OWNERS ARE:
 VILLAGE TV PROPERTIES, LLC & VILLAGE RW PROPERTIES, LLC
 RIVER CREST REALTY
 8816 SIX FORKS ROAD - SUITE 201
 RALEIGH, NORTH CAROLINA
 - RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 1559 - 295 & DEED BOOK 2755 - 482. PROPERTY IS SUBJECT TO PARKING AND CROSS EASEMENT AGREEMENT, DECLARATION OF RESTRICTIVE COVENANTS AND FIRST RIGHT OF REFUSAL WITH BODDIE-NOEL ENTERPRISES, INC. RECORDED IN DEED BOOK 1559 - 295.
 - DUKE POWER BLANKET (NON PLOTTABLE) EASEMENT RECORDED IN DEED BOOKS 290 - 450 AND 955 - 884.
 - PROPERTY IS SUBJECT TO A 50' MINIMUM BUILDING SETBACK ENVELOPE.
 - FLOODPLAIN SHOWN WAS PLOTTED BY SCALE AND IS AN APPROXIMATE LOCATION.
 - PIPE SIZES AND LOCATIONS PROVIDED BY THE CITY OF DURHAM ENGINEERING DEPARTMENT.
 - PARKING REQUIREMENT IS BASED ON GROSS FLOOR AREA PER INTERPRETATION OF THE ZONING ORDINANCE BY WYRICK ROBBINS YATES & PONTON LLP.

PARCEL I:
 COMMENCING AT AN EXISTING IRON PIPE LOCATED IN THE NORTHEASTERN RIGHT-OF-WAY OF MIAMI BOULEVARD (66 FOOT RIGHT OF WAY) WHERE IT BEGINS TO CURVE INTO THE NORTHWESTERN RIGHT-OF-WAY OF RAYNOR STREET (60 FOOT RIGHT-OF-WAY), SAID IRON PIPE BEING THE POINT AND LOCATION OF BEGINNING; RUNNING THENCE ALONG SAID EASTERN RIGHT-OF-WAY OF MIAMI BOULEVARD THE FOLLOWING TWO (2) CALLS AND DISTANCES: 1) N 37°46'42" E 693.75 FEET TO A POINT; 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2831.78 FEET, AN ARC LENGTH OF 273.16 FEET AND A CHORD BEARING AND DISTANCE OF N 53°03'44" W 273.05 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF FISCHE STREET THE FOLLOWING THREE (3) CALLS AND DISTANCES: 1) N 55°54'10" E 107.44 FEET TO A POINT; 2) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 422.46 FEET, AN ARC LENGTH OF 257.71 FEET AND A CHORD BEARING AND DISTANCE OF N 13°22'44" E 253.74 FEET TO A POINT; 3) S 80°18'42" E 372.73 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG A CURVE TO THE RIGHT, WHERE THE SOUTHERN RIGHT-OF-WAY LINE OF FISCHE STREET BEGINS TO CURVE INTO THE WESTERN RIGHT-OF-WAY LINE OF FIDELITY DRIVE (60 FOOT RIGHT-OF-WAY), HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.29 FEET AND A CHORD BEARING AND DISTANCE OF S 44°19'36" E 28.19 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF FIDELITY DRIVE THE FOLLOWING FIVE (5) CALLS AND DISTANCES: 1) S 02°29'30" W 286.30 FEET TO A POINT; 2) S 07°12'42" E 104.49 FEET TO A POINT; 3) S 16°53'31" E 98.01 FEET TO A POINT; 4) S 28°54'54" E 114.15 FEET TO A POINT; 5) S 43°23'43" E 98.63 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG A CURVE TO THE RIGHT, WHERE THE WESTERN RIGHT-OF-WAY OF FIDELITY DRIVE BEGINS TO CURVE INTO THE NORTHERN RIGHT-OF-WAY LINE OF RAYNOR STREET, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 87.59 FEET AND A CHORD BEARING AND DISTANCE OF S 08°47'29" W 78.81 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG THE NORTHERN RIGHT-OF-WAY LINE OF RAYNOR STREET S 68°58'36" W 307.52 FEET TO AN EXISTING IRON PIPE; RUNNING THENCE ALONG A CURVE TO THE RIGHT, WHERE THE NORTHERN RIGHT-OF-WAY LINE OF RAYNOR STREET BEGINS TO CURVE INTO THE EASTERN RIGHT-OF-WAY LINE OF MIAMI BOULEVARD, HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 44.63 FEET AND A CHORD BEARING AND DISTANCE OF N 82°24'03" W 40.63 FEET TO THE POINT AND PLACE OF BEGINNING CONTAINING 11.012 ACRES (479,710 SQUARE FEET) ACCORDING TO SURVEY BY AL PRINCE & ASSOCIATES, P.A. DATED SEPTEMBER 30, 2004.

UNIT DENSITY	
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED
8	N/A

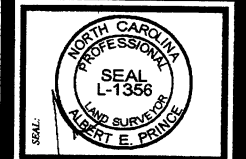
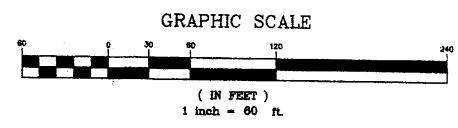
CURVE	RADIUS	LENGTH	CHORD	BEARING
C 1	50.00'	99.06'	55.68'	S89°11'09"E
C 2	50.00'	87.59'	76.81'	S08°47'29"W
C 3	30.00'	144.53'	140.53'	N80°40'03"W
C 4	2831.78'	273.16'	273.05'	N33°00'54"E
C 5	422.46'	257.71'	253.74'	N73°22'44"E
C 6	20.00'	31.29'	28.19'	S44°19'36"E
C 7	20.00'	30.77'	27.83'	N11°49'32"E
C 8	94.60'	59.67'	58.69'	N55°46'04"W

PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	554	524
HANDICAP	13	22
TOTAL	567	546

EXISTING COMBINED PARKING (PARCELS I & II) = 1056.
 EXISTING COMBINED PARKING (INCLUDING MCDONALDS AND BODDIE-NOEL SITES) = 1061.
 THERE IS POTENTIAL FOR ANOTHER 114 SPACES IN UNMARKED AREAS.

PARCEL I AREA = 11.012 ACRES
(479,710 SQUARE FEET)

- LEGEND:**
- = EXISTING IRON PIPE
 - = NEW IRON PIPE
 - = MONUMENT
 - PK = MASONRY NAIL
 - PP = POWER POLE
 - LP = LIGHT POLE
 - DE = OVERHEAD ELECTRIC LINE
 - UE = UNDERGROUND ELECTRIC LINE
 - UT = UNDERGROUND TELEPHONE LINE
 - G = GAS LINE
 - V = WATER LINE
 - BI = DROP INLET
 - GM = GAS METER
 - WM = WATER METER
 - WV = WATER VALVE
 - MI = MANHOLE
 - CI = CURB INLET
 - FI = FIRE HYDRANT
 - UN = DESTINATION UNKNOWN
 - RCR = REINFORCED CONC. PIPE
 - CI = CAST IRON PIPE
 - TO = TETRAPOD
 - FO = FIBER OPTIC LINE
 - LS = LOCATION BY SCALE
 - = LIGHT POLE



DATE	SCALE	DRAWN BY	CHECKED BY	FILE NAME	REVISIONS	DATE
SEPTEMBER 30, 2004	1" = 60'	ADP	AL PRINCE	VILLAGE.DWG		

PROJECT:
 PARCEL I
 THE VILLAGE SHOPPING CENTER
 DURHAM TOWNSHIP
 DURHAM COUNTY, NORTH CAROLINA

TITLE:
 ALTA SURVEY
 FOR
 VILLAGE REALTY, LLC

SHEET:
 1 OF 2

AL PRINCE & ASSOCIATES, P.A.
 ENGINEERS-SURVEYORS-PLANNERS
 975 WALNUT STREET, SUITE 233
 CARY, NORTH CAROLINA - 27511
 PH. 467-3545 - FAX 467-8607

