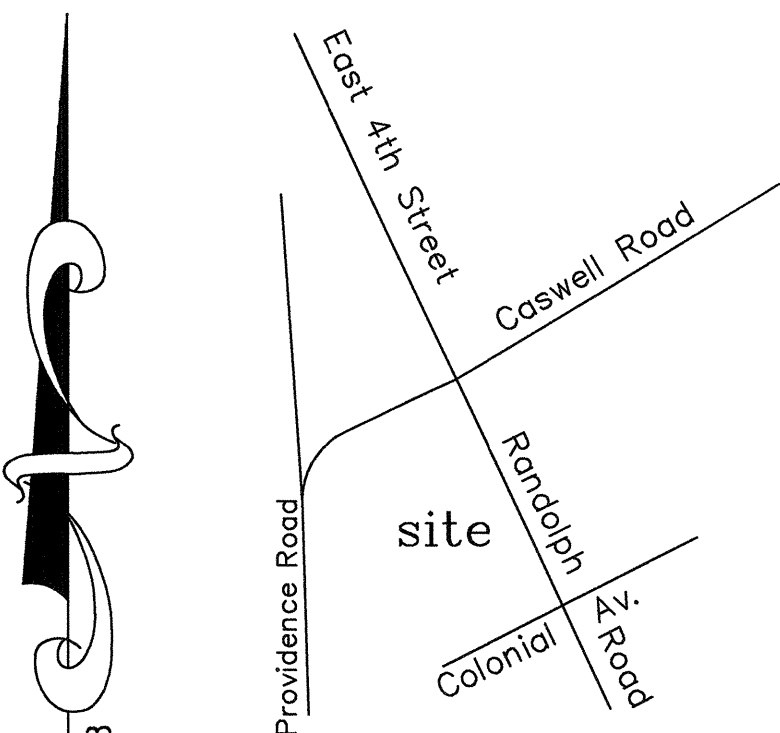




VICINITY MAP
nts

LEGEND

IRON FOUND	---	○
POWER POLE	---	⊙
REBAR SET	---	⊙
FIRE HYDRANT	---	⊙
WATER VALVE or METER	---	⊙
SEWER CLEANOUT	---	⊙
SANITARY SEWER MANHOLE	---	⊙
SIGN	---	⊙
ELEC. METER	---	⊙
TELEPHONE MANHOLE	---	⊙
GASLINE	---	---
OVERHEAD UTILITIES	---	---
WATERLINE	---	---
SEWERLINE	---	---
SETBACK LINES	---	---
HISTORIC STONE MARKER	---	---
PK NAIL FOUND	---	---
LIGHT POLE	---	---

NOTES

- The survey and the information, courses and distances shown thereon are correct.
- The title lines and lines of actual possession are the same.
- The record description of the subject property forms a mathematically closed figure.
- The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
- The number of striped parking spaces located on the Premises is 138 (5HC), and to the extent possible, are graphically shown hereon.
- All setback, side yard, and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
- There are no encroachments onto adjoining premises, streets, alleys or easement areas by any buildings, structures or other improvements, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises.
- All utilities serving the Premises enter through adjoining public streets and/or easements of record; that, except as shown, there are no visible easements or rights of way across the Premises; that the property described hereon is the same as the property described in Commonwealth Land Title Ins. Co. Commitment No. 12-516A issued by Norehead Title Co. with an effective date of November 2, 2012 and that all easements, covenants and restrictions referenced in said title insurance commitment, or easements which the undersigned has been advised or has knowledge, have been listed and plotted hereon or otherwise noted as to their effect on the subject property.
- The survey shows the location and direction of all visible drainage systems for the collection and disposal of all roof and surface drainage.
- Any discharge in to stream, rivers or other conveyance system is shown on the survey.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 371045300J, with a date of identification of 03/02/09, for Community Number 371045, in Mecklenburg County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.
- The Premises has direct physical access to Randolph Road, a public street.
- The field work was completed 12/12/12.
- ZONING: 02 FAR 1.0 FAR existing 0.924
- 20' FRONT SETBACK
- 5' SIDEYARD
- 20' REARYARD
- 40' MAX. HEIGHT
- NO RECORD OF OVERHEAD UTILITY EASEMENTS FOUND.
- AREA= 0.993 acres
- NO GRID MONUMENTS WITHIN 200'
- GRID NORTH BASED ON CITY OF CHARLOTTE PROJECT #512-88-255
- RANDOLPH RD. IS SUBJECT TO A FUTURE R/W OF 50' FROM THE C per MECKLENBURG-UNION MPO THROUGHFARE PLAN.

PREPARED BY:
DAVID H. SNIDER
SURVEYOR, PLANNER, BROKER
108 OAK HILL DRIVE
HUNTERSVILLE, NC 28078
(704) 609-8217 dsnider@man.com



rebar
at R/W of
Caswell Rd.

NOVANT HEALTH, INC
DB 14656 PG 503
LOT 1 MB 25 PG 376

NOVANT HEALTH, INC
DB 7226 PG 361
LOT 2 MB 46 PG 235

131 PROVIDENCE ROAD, LLC
DB 10956 PG 180

LOTS 21&22 BLOCK 2
MB 230 PG 20

MPM PROVIDENCE, LLC
DB 14575 PG 743
LOTS- 19&20 BLOCK 2
MB 230 PG 20

The Grove in Elizabeth, LLC
TAX PARCEL # 155-012-12
1928 RANDOLPH ROAD
Brick & Concrete Office Bldg.
Gnd Flr. Area= approx. 13,297 sq ft
approx. height 35.7'
LOTS 9-11 BLOCK 2
MB 230 PG 20
DB 27695 PG 318

TAX PARCEL # 155-012-10
The Grove in Elizabeth, LLC
DB 27793 PG 290
AREA= 0.665 ac.
LOTS 12&13 BLOCK 2
MB 230 PG 20

TAX PARCEL # 155-012-09
The Grove in Elizabeth, LLC
DB 27695 PG 318
LOT 14, part of LOTS 15&16 BLOCK 2
MB 230 PG 20

COMMONWEALTH LAND TITLE COMPANY TITLE COMMITMENT ID: 12-516A, SCHEDULE B-II EXCEPTIONS
#12 BUILDING RESTRICTION LINES, EASEMENTS AND OTHER MATTERS SHOWN ON PLAT RECORDED IN
MAP BOOK 230 PAGE 54, MECKLENBURG COUNTY REGISTRY. (NOT PLOTTABLE)

GRAPHIC SCALE

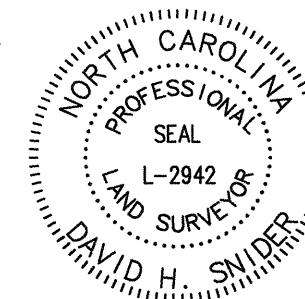


(IN FEET)
1 inch = 50 ft.

I DAVID H. SNIDER, CERTIFY THAT THIS PLAT WAS DRAWN BY ME,
FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION. THAT THE DEEDS AND PLATS
NOTED WERE USED AS REFERENCES. THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY
INDICATED AS DRAWN FROM INFORMATION AS NOTED. THAT THE RATIO OF PRECISION
AS CALCULATED IS 1:10,000.

WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 18th DAY OF DEC., A.D., 2012.

DAVID H. SNIDER
N.C.P.L.S. L-2942



This survey is made for the benefit of Langtree Ventures MOB LLC, Jefferies LoanCore LLC
and its successors and assigns, and Morehead Title Co. & Commonwealth Land Title Insurance Co.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH
THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED
BY ALTA AND NSPS AND INCLUDES ITEMS: 2.3, 4.6(b), 7(c), 7(b), 1.7(c), 8.9, 11(c) (as to utilities, surface matters only), 16.17
and 21 of Table A thereof.

DAVID H. SNIDER, N.C.P.L.S. L2942
DATE DEC. 18th, 2012

LEGAL DESCRIPTION TRACT I TAX PARCEL 155-012-12

BEING ALL OF LOTS 9, 10 & 11 OF BLOCK 2 OF COLONIAL HEIGHTS AS
SHOWN ON A MAP RECORDED IN MAP BOOK 230 PAGE 20 IN THE MECKLENBURG
COUNTY OFFICE OF THE REGISTER OF DEEDS (HERE AFTER CALLED THE REGISTRY)
LOCATED IN CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" PIPE FOUND ON SOUTHERLY RIGHT-OF-WAY OF RANDOLPH
ROAD AND THE WESTERLY RIGHT-OF-WAY OF COLONIAL AVENUE N 37-15-41 W,
198.63 FEET ALONG THE RIGHT-OF-WAY OF RANDOLPH ROAD TO A 3/4" PIPE
FOUND; THENCE N 37-06-38 W, 120.54 FEET TO A REBAR SET ON THE RIGHT-OF-WAY
OF RANDOLPH ROAD AT THE COMMON CORNER OF LOTS 11 AND 12 THE PLACE and
POINT OF BEGINNING; THENCE S 52-33-40 W, 240.15 FEET ALONG THE LINE OF LOTS 11
12 TO A REBAR SET; THENCE N 37-07-25 W, 180.00 FEET ALONG THE LINE OF LOT 2
MAP BOOK 46 PAGE 235 THE PROPERTY OF NOVANT HEALTH, INC PER DEED BOOK 7226
PAGE 361 OF THE REGISTRY TO A REBAR FOUND; THENCE ALONG THE LINE OF LOT 9
OF BLOCK 2, MAP BOOK 230 PAGE 20 AND LOT 1 OF MAP BOOK 25 PAGE 376 THE
PROPERTY OF NOVANT HEALTH, INC PER DEED BOOK 14556 PAGE 503 N 52-33-40 E,
240.20 FEET TO A REBAR FOUND ON THE RIGHT-OF-WAY OF RANDOLPH ROAD; THENCE
ALONG AND WITH THE SOUTHERLY RIGHT-OF-WAY OF RANDOLPH ROAD S 37-06-38 E,
180.00 FEET TO POINT OF BEGINNING, CONTAINING 0.993 ACRES.

TRACT II TAX PARCEL 155-012-10

BEING ALL OF LOTS 12 & 13 OF BLOCK 2 OF COLONIAL HEIGHTS AS
SHOWN ON A MAP RECORDED IN MAP BOOK 230 PAGE 20 IN THE MECKLENBURG
COUNTY OFFICE OF THE REGISTER OF DEEDS (HERE AFTER CALLED THE REGISTRY)
LOCATED IN THE CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. AND
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2" PIPE FOUND ON SOUTHERLY RIGHT-OF-WAY OF RANDOLPH
ROAD AND THE WESTERLY RIGHT-OF-WAY OF COLONIAL AVENUE N 37-15-41 W,
198.63 FEET ALONG THE RIGHT-OF-WAY OF RANDOLPH ROAD TO A 3/4" PIPE
FOUND AT THE NORTHEASTERLY CORNER OF LOT 13 AND BEING THE PLACE AND POINT OF
BEGINNING; THENCE WITH THE RIGHT-OF-WAY OF RANDOLPH ROAD N 37-06-38 W, 120.54 FEET
TO A REBAR SET AT THE COMMON CORNER OF LOTS 11 AND 12; THENCE WITH THE COMMON
BOUNDARY LINE OF LOTS 11 AND 12 S 52-33-40 W, 240.15 FEET TO A REBAR SET IN THE
COMMON BOUNDARY LINE WITH 131 PROVIDENCE ROAD, LLC AS DESCRIBED IN DEED BOOK 10956
PAGE 180 OF SAID REGISTRY; THENCE WITH THE COMMON BOUNDARY LINE OF 131 PROVIDENCE
ROAD, LLC S 37-07-25 E, 120.52 FEET TO A REBAR FOUND AT THE COMMON CORNER OF THE
PROPERTY OF MPM PROVIDENCE, LLC AS DESCRIBED IN DEED BOOK 14575 PAGE 743 OF SAID
REGISTRY AND THE COMMON CORNER OF THE PROPERTY OF The Grove in Elizabeth, LLC AS
DESCRIBED IN DEED BOOK 27695 PAGE 318 OF SAID REGISTRY; THENCE WITH THE COMMON
BOUNDARY LINE WITH THE PROPERTY OF The Grove in Elizabeth, LLC, N 52-33-58 W, 240.13 FEET
TO THE POINT OF BEGINNING, CONTAINING 0.665 ACRES.

ATLA/ ACSM LAND TITLE SURVEY for Langtree Ventures MOB LLC

DATE OF SURVEY : 3/31/2007 & updated 12/12/12 SCALE 1"=50'

revised 4/16/2012 per comments from Katten Muchin Rosenman, LLP
revised 11/19/2012 per request by Jefferies LoanCore LLC & Owner
revised 12/12/12 per request by Jefferies LoanCore LLC & Owner
revised 12/18/12 per request by William B. Kirk, Jr.

REF. DEEDS DB 27695 PG: 318 & 27793 PG 290

CHARLOTTE, MECKLENBURG COUNTY, NC