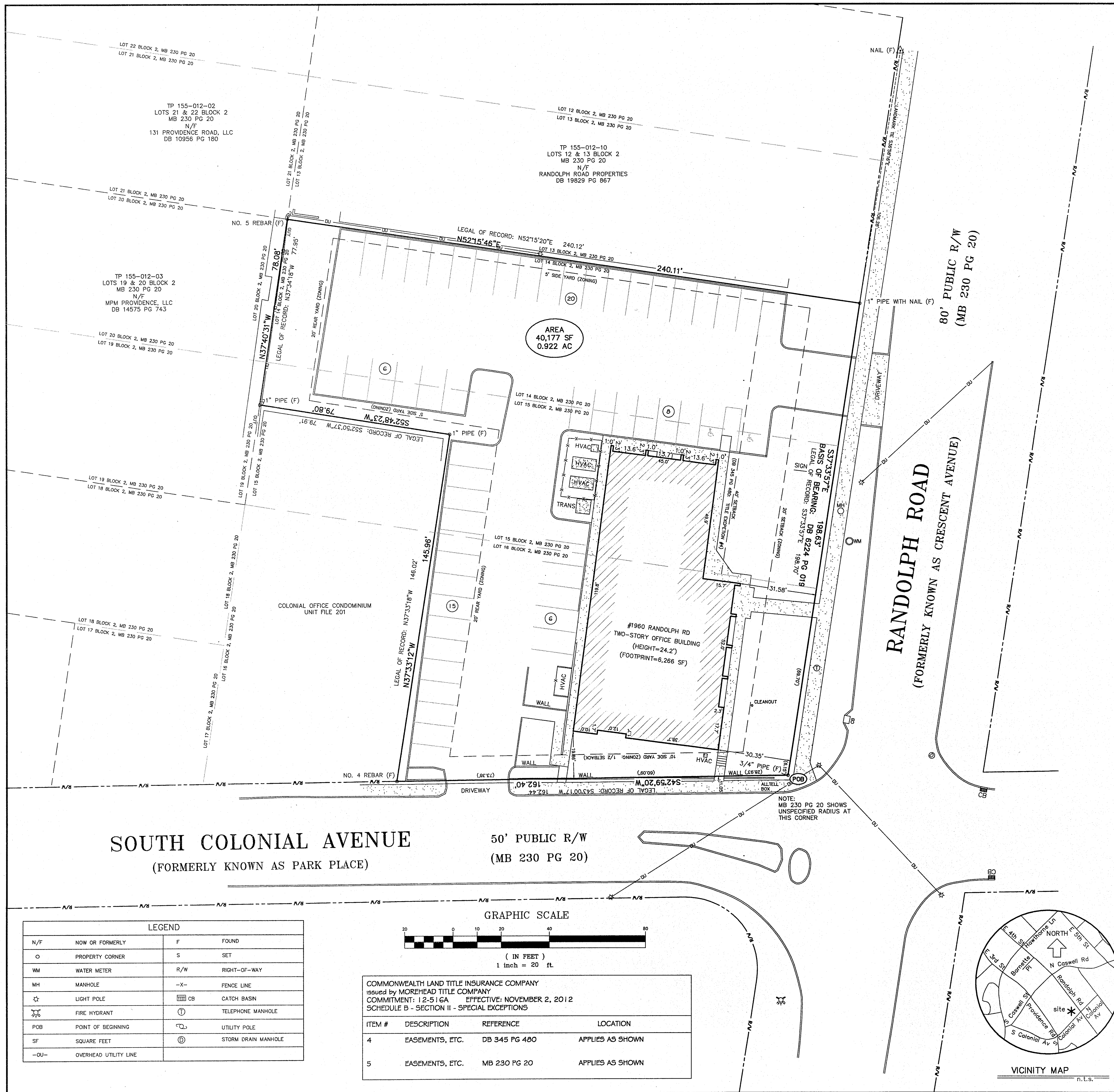




LEGAL DESCRIPTION

Being located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a found pipe located at the intersection of the southwesterly right-of-way of Randolph Road (80' public right-of-way per Map Book 230 Page 20 which was formerly known as Crescent Avenue) (hereinafter all references are to the Mecklenburg County Register of Deeds) with the northwesterly right-of-way of South Colonial Avenue (50' public right-of-way per Map Book 230 Page 20 which was formerly known as Park Place) and running thence with said northwesterly right-of-way of South Colonial Avenue, S 42-59-20 W 162.40 feet to a found rebar, a common corner with Colonial Office Condominiums (now or formerly: Unit File 201); thence with the common lines of said Colonial Office Condominiums the following two (2) courses and distances: (1) N 37-33-12 W 145.96 feet to a found pipe; and (2) S 52-49-23 W 79.80 feet to a found pipe located in the line of MPM Providence, LLC (now or formerly: Deed Book 14575 Page 743); thence with the common line of said MPM Providence, LLC, N 37-40-31 W 78.08 feet to a found rebar, a common corner with 131 Providence Road, LLC (now or formerly: Deed Book 10956 Page 180) and Randolph Road Properties (now or formerly: Deed Book 19829 Page 867); said corner also being the common corner of Lots 13, 14, 20, # 21 of Block 2 of Map Book 230 Page 20; thence with the common line of said Randolph Road Properties, N 52-15-46 E 240.11 feet to a found pipe with nail located on the southwesterly right-of-way of Randolph Road; thence with said southwesterly right-of-way of Randolph Road, S 37-33-57 E 198.63 feet to a pipe located at the intersection of the southwesterly right-of-way of Randolph Road with the northwesterly right-of-way of South Colonial Avenue, the POINT AND PLACE OF BEGINNING, containing 40,177 square feet or 0.922 acres.

Also being all of Lot 14 and a portion of Lots 15 & 16 of Block 2 according to a map of the property of Suburban Realty Company known as "Colonial Heights" which is recorded in Map Book 230 Page 20.

NOTES & REFERENCES:

SUBJECT TRACT:

TP 155-012-09: LOT 14 & PART OF LOTS 15 & 16
MB 230 PG 20
NOW OR FORMERLY
LANGTREE VENTURES, INC.
DB 24889 PG 775

F.E.M.A.-F.I.R.M. INFORMATION:
COMMUNITY 370159 MAP NUMBER 3710455300J, ZONE X, EFFECTIVE 03.02.2009.
(ZONE X IS NOT A SPECIAL FLOOD HAZARD AREA)

ZONING = O2 PER MECKLENBURG COUNTY GIS.
SECTION 9.705 OF CITY OF CHARLOTTE ZONING ORDINANCE:
DEVELOPMENT STANDARDS FOR OFFICE DISTRICTS
NON-RESIDENTIAL DEVELOPMENT:

MINIMUM SETBACK = 20'
MINIMUM SIDEYARD = 5'
MINIMUM REAR YARD = 20'
MAXIMUM HEIGHT = 40'
MAXIMUM FLOOR AREA RATIO = 1.0

THE FOLLOWING WERE CONSIDERED IN THE PREPARATION OF THIS SURVEY:

RECORDED MAPS:
MB 230 PG 20 (COLONIAL HEIGHTS)

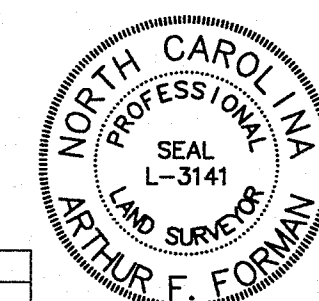
RECORDED DEEDS:
DB 6224 PG 019 (RENALDO)
DB 8447 PG 657 (PRESBYTERIAN HEALTH SERVICES)
DB 10956 PG 180 (131 PROVIDENCE ROAD, LLC)
DB 14575 PG 743 (MPM PROVIDENCE, LLC)
DB 19829 PG 867 (RANDOLPH ROAD PROPERTIES, LLC)
DB 24889 PG 775 (LANGTREE VENTURES, INC.)

1. The survey and the information, courses and distances shown hereon are correct.
2. The title lines and lines of actual possession are the same.
3. The record description of the subject property forms a mathematically closed figure.
4. The survey correctly shows the location of all buildings, structures and other improvements situated on the Premises.
5. The number of striped parking spaces located on the Premises is 55, and, to the extent possible, are graphically shown hereon.
6. All set back, side yard and rear yard lines shown on the recorded plat or set forth in the applicable zoning ordinance are shown on the survey.
7. 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.
8. 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 Insurance Company Commitment ID 12-516A issued by Morehead Title Company bearing 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.
9. The survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage. No underground storm drainage observed.
10. Any discharge into streams, rivers or other conveyance system is shown on the survey.
11. 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. 3710455300J, with a date of identification of March 2, 2009, for Community Number 370159, in Mecklenburg County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which the Premises is situated.
12. The Premises has direct physical access to Randolph Road & South Colonial Avenue, a public street or highway.
13. The field work was last revised and completed on December 12, 2012.

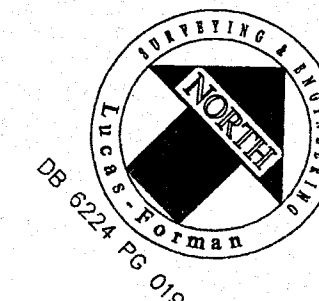
CERTIFICATION

This survey is made for the benefit of: Langtree Ventures MOB LLC, Jeffries LoanCore LLC and its successors and assigns, Morehead Title Company and Commonwealth Land 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 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, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a) (as to utilities, surface matters only), 13, 16, 17 and 18 of Table A thereof.
Date of Plat or Map: 12/12/2012

ARTHUR F. FORMAN
Professional Land Surveyor No. L-3141



REV. 3	12/17/12	AFF	PER COMMENTS
REV. 2	12/12/12	AFF	PER COMMENTS / FIELD VISIT
REV. 1	04/05/12	JTE	PER COMMENTS
REV. 0	03/07/12	JTE	INITIAL ISSUANCE



Lucas-Forman Incorporated
Land Surveying
Planning & Engineering

4000 Stuart Andrew Boulevard
Charlotte, North Carolina 28217
P.O. Box 11386 28220-1386
(704) 527-6626 Fax 527-9640
email: postmaster@lucas-forman.com

ALTA/ACSM LAND TITLE SURVEY			
OF			
1960 RANDOLPH ROAD			
City of Charlotte, Mecklenburg County, NC			
Surveyed for:			
LANGTREE VENTURES MOB LLC			
SURVEYED BY	DESIGNED BY	DRAWN BY	DATE
JTE	JTE	JTE	03/07/2012
CHECKED BY	JOB NUMBER	TOPO FILE NUMBER	
AFF	12032	2	