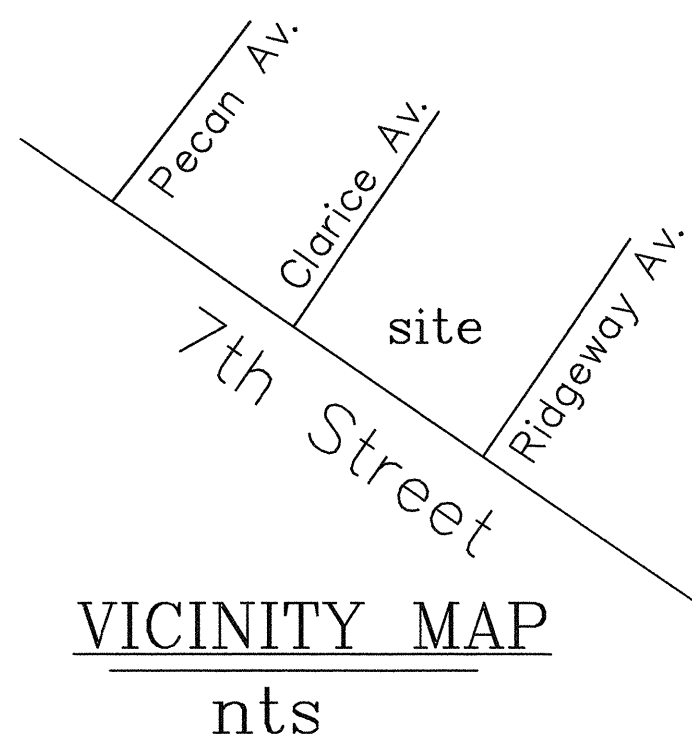


PER DB 17037 PG 959



NOTES:

- 1-The survey and the information, courses and distances shown thereon 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 35 (2HC), and to the extent possible, are graphically shown hereon.
- 6-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.
- 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 the Commonwealth Land Title Ins. Co. Commitment No. 12-516A issued by Morehead 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.
- 9-The survey shows the location and direction of all visible drainage systems for the collection and disposal of all roof and surface drainage.
- 10-Any discharge in to 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 03/02/2009, 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.
- 12-The Premises has direct physical access to 7th Street, a public street.
- 13-The field work was completed 12/12/12.
- 14-ZONING O2 FAR permitted 1.0 existing FAR 0.36
 - 20' FRONT SETBACK
 - 5' SIDEYARD
 - 20' REARYARD
 - 40' MAX. HEIGHT
- 15-SUBJECT TO EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH CO. REF. DB 465 PG 548 & DB 465 PG 555
- 16-AREA= 0.581 acres
- 17-NO GRID MONUMENTS WITHIN 2000'
- 18-TAX PARCEL # 127-044-07
- 19-LOT 3 & 4 BLOCK 21 HIGHLAND PARK SUBDIVISION MB 230 PG 54
- 20-APPROX. LOCATION OF WATER AND SEWER SHOWN per CMUD RECORDS

COMMONWEALTH LAND TITLE COMPANY TITLE COMMITMENT ID 12-516A SCHEDULE B-II EXCEPTIONS
#9 BUILDING RESTRICTION LINES/EASEMENT AND OTHER MATTERS SHOWN ON PLAT RECORDED IN MAP BOOK 230 PAGE 20 AND MAP BOOK 127 PAGE 47, MECKLENBURG COUNTY REGISTRY (NOT PLOTTABLE)
#10 EASEMENT TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY, RECORDED IN BOOK 465 PAGE 548 AND 555, MECKLENBURG COUNTY REGISTRY. (PLOTTED HEREON—SEE POLES IN ALLEY)

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



LEGAL DESCRIPTION

TAX PARCEL 127-044-07

BEING ALL OF LOTS 3 AND 4 OF SQUARE 21 OF HIGHLAND PARK DEVELOPMENT AS SHOWN ON A MAP THEREOF RECORDED IN MAP BOOK 230 PAGE 54 AND IN MAP BOOK 127 PAGE 47 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY.

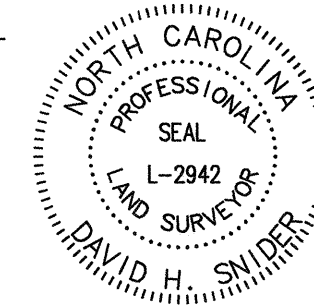
BEING FURTHER DESCRIBED AS THAT CERTAIN APPROXIMATELY 0.581 ACRE TRACT OF LAND LOCATED IN CITY OF CHARLOTTE, MECKLENBURG COUNTY, NORTH CAROLINA. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL FOUND ON THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF EAST 7TH STREET, SAID POINT BEING LOCATED IN THE SOUTHWESTERLY CORNER OF THE CASA-CHARLOTTE PROPERTIES, LLC PROPERTY AS DESCRIBED IN DEED BOOK 17037 AT PAGE 959 IN THE MECKLENBURG COUNTY PUBLIC REGISTRY; THENCE ALONG THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF EAST 7TH STREET N 48°20'48" W, 132.23' TO A PK NAIL IN THE SOUTHEASTERLY CORNER OF THE G.L. PATRICK PROPERTY AS DESCRIBED IN DEED BOOK 26258 AT PAGE 950 IN THE AFORESAID REGISTRY; THENCE ALONG THE SOUTHEASTERLY BOUNDARY LINE OF SAID G.L. PATRICK PROPERTY N 36°35'04" E, 192.63' TO A FOUND PK NAIL LOCATED IN THE NORTHEASTERLY CORNER OF THE AFORESAID G.L. PATRICK PROPERTY SAID POINT BEING LOCATED IN A 10' ALLEY RUNNING ALONG THE REAR BOUNDARY LINES OF THE AFORESAID PROPERTIES; THENCE ALONG SAID 10' ALLEY S 48°22'16" E, 131.65' TO AN IRON PIN FOUND IN THE NORTHWESTERLY CORNER OF THE AFORESAID CASA-CHARLOTTE PROPERTIES PROPERTY; THENCE ALONG THE NORTHWESTERLY BOUNDARY LINE OF THE AFORESAID CASA-CHARLOTTE PROPERTIES PROPERTY S 36°24'54" W, 192.74' TO POINT AND PLACE OF BEGINNING.

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.

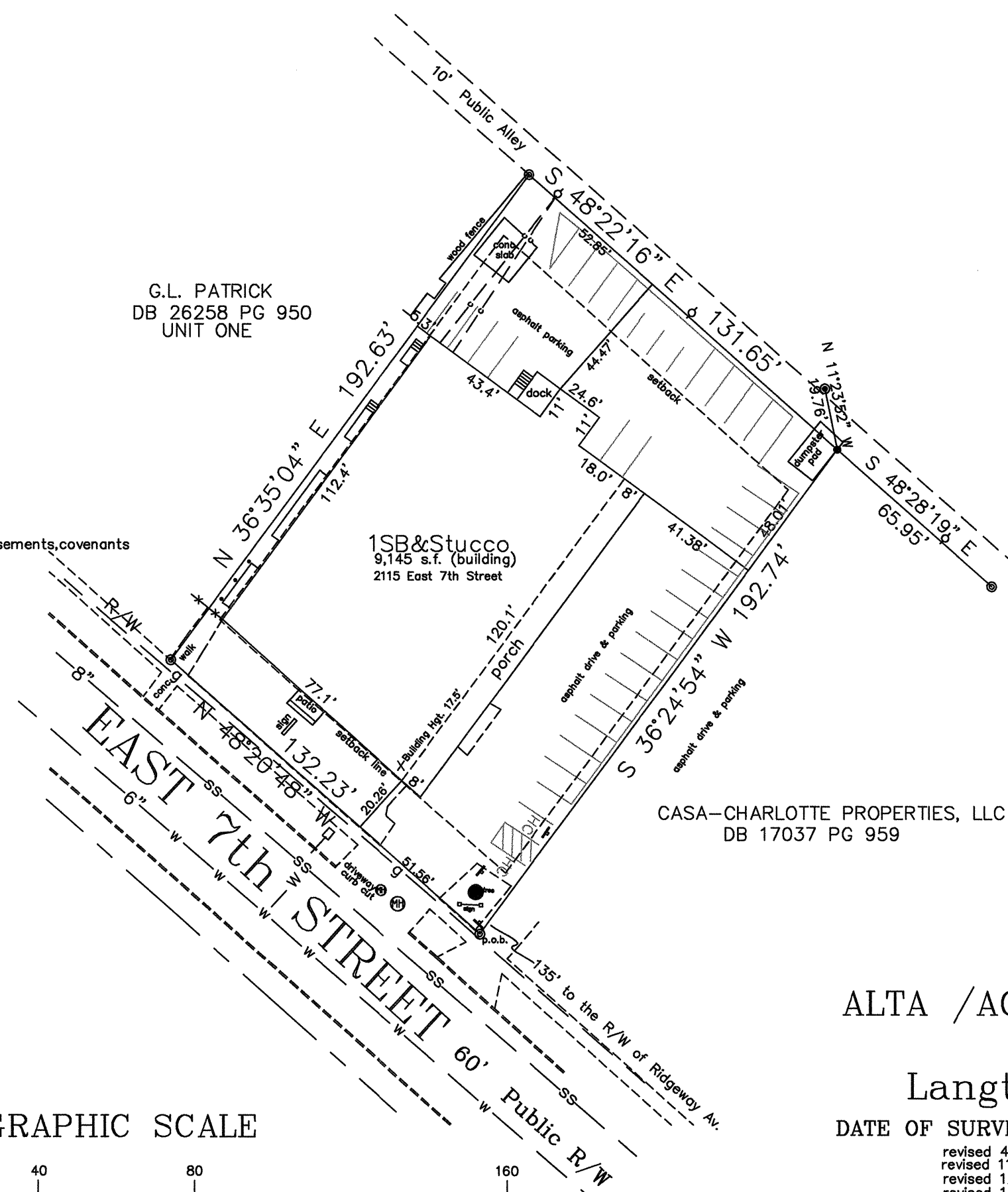
David H. Snider
DAVID H. SNIDER
N.C.P.L.S. L-2942



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(a), 7(b), 1, 7(c), 8, 9, 11(a) (as to utilities, surface matters only), 16, 17 and 21 of Table A thereof.

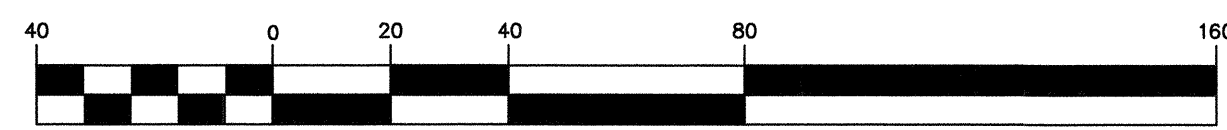
David H. Snider
DAVID H. SNIDER, N.C.P.L.S. L2942
DEC. 18th, 2012
DATE



LEGEND

- PK NAIL FOUND-----○
- IRON PIPE FOUND-----●
- IRON PIN FOUND-----●
- POWER POLE-----x
- IRON FENCE-----x-x
- PARKING/DRIVEWAY SIGNS-----/
- GAS LINE-----g-----
- WATER LINE-----w-----
- SANITARY SEWER LINE-----ss-----
- OVERHEAD CABLE-----c-----
- SETBACK LINE-----
- TELEPHONE MANHOLE-----⊕

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

ALTA /ACSM LAND TITLE SURVEY

for
Langtree Ventures MOB LLC

DATE OF SURVEY : 3/23/2007 & updated 12/12/12 SCALE 1"=40'

revised 4/18/2012 per comments from KattenMuchinRosenman, 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: DB 27695 PG 318

CHARLOTTE, MECKLENBURG COUNTY, NC