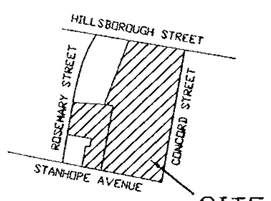


VICINITY MAP N.T.S.

LEGEND:

CB = CURB INLET
D.U. = DESTINATION UNKNOWN
--SS-- = SANITARY SEWER LINE
--G-- = GAS LINE
RCP = REINFORCED CONCRETE PIPE
--X-- = FENCE
D.I. = DROP INLET
= SANITARY SEWER MANHOLE
= STORM DRAIN MANHOLE
= WATER MANHOLE
= TELEPHONE MANHOLE
= ELECTRIC MANHOLE
= LIGHT POLE
= FIRE HYDRANT
= WATER VALVE
--UE-- = UNDERGROUND ELECTRIC
--UT-- = UNDERGROUND TELEPHONE
--FO-- = FIBER OPTIC LINE
N.F. = NOT FOUND
= NEW IRON PIPE
= EXISTING IRON PIPE
= MONUMENT
= NAIL
PL = PROPERTY LINE
= ADDRESS
TW=TEST WELL
--OE-- = OVERHEAD ELECTRIC
TWC=TIME WARNER CABLE

NOTES:

1. NO FEMA FLOOD PLAIN ON THIS PROPERTY.
2. DISTANCES MEASURED ARE HORIZONTAL GROUND.
3. ONLY ABOVE GROUND VISIBLE UTILITIES AND THOSE MARKED BY "ONE CALL" LOCATING SERVICE WERE LOCATED. OTHER UNDERGROUND UTILITIES MAY EXIST.
4. AREAS COMPUTED BY COORDINATE GEOMETRY.
5. PROPERTY MAY BE SUBJECT TO EASEMENTS NOT SHOWN.
6. PROPERTY IS ZONED NB.
7. GRID ORIENTATION TAKEN FROM M.B. 1996-681.
8. THIS SURVEY DOES NOT INCLUDE WETLANDS OR ENVIRONMENTAL HAZARDS. PROPERTY MAY BE SUBJECT TO BOTH.
9. PROPERTY MAY BE SUBJECT TO BUILDING HEIGHT AND ANTENNA RESTRICTIONS. SEE D.B. 10846-879.
10. CONTAMINANTS PROVIDED BY GARY BABB, GEOLOGIST AND LIMITED TO LOS 1-3.
11. UNDERGROUND PIPES NOT LOCATED.

REFERENCES:

1. PIN# 0794523525
2. PIN# 0794524349
3. PIN# 0794523298
4. PIN# 0794522408
5. PIN# 0794522403
6. PIN# 0794522382
7. D.B. 12578-853
8. D.B. 1460-479
9. D.B. 488-444
10. D.B. 606-142
11. B.M. 1920-165
12. B.M. 1920-222
13. B.M. 2008-549
14. B.M. 1996-681
15. D.B. 13250-511
16. D.B. 11846-1963

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C 1	696.51'	50.03'	50.02'	S69°27'17"E
C 2	696.51'	48.29'	48.27'	S72°29'53"E
C 3	17.34'	34.31'	28.98'	S37°12'22"W
C 4	257.58'	88.73'	88.29'	N10°17'10"E

LINE TABLE

LINE	LENGTH	BEARING
L 1	25.12'	S72°59'33"E
L 2	69.60'	S74°05'59"E
L 3	50.02'	N00°17'27"E
L 4	10.50'	N00°19'41"E
L 5	42.28'	N67°15'14"W
L 6	7.72'	N67°15'14"W

I, AL PRINCE, PROFESSIONAL LAND SURVEYOR NO. L-1356, CERTIFY TO ONE OR MORE OF THE FOLLOWING AS INDICATED THUS, ☐ OR ☐ :

☐ A. THAT THIS PLAT IS OF A SURVEY THAT CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☐ B. THAT THIS PLAT IS OF A SURVEY THAT IS LOCATED IN SUCH PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND;

☒ C. THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND;

☐ D. THAT THIS PLAT IS OF A SURVEY OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION;

☐ E. THAT THE INFORMATION AVAILABLE TO THIS SURVEYOR IS SUCH THAT I AM UNABLE TO MAKE A DETERMINATION TO THE BEST OF MY PROFESSIONAL ABILITY AS TO PROVISIONS CONTAINED IN (A) THROUGH (D) ABOVE.

P.L.S. (L-1356)

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/ 20,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK____PAGE____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 10 DAY OF DECEMBER, 2008.

P.L.S. 1356 (N.C.)

Approved FOR THE PURPOSE OF N.C.G.S. 130A-310.35
LINDA M. CULPEPPER
DIVISION OF WASTE MANAGEMENT
STATE OF NORTH CAROLINA
COUNTY OF WAKE

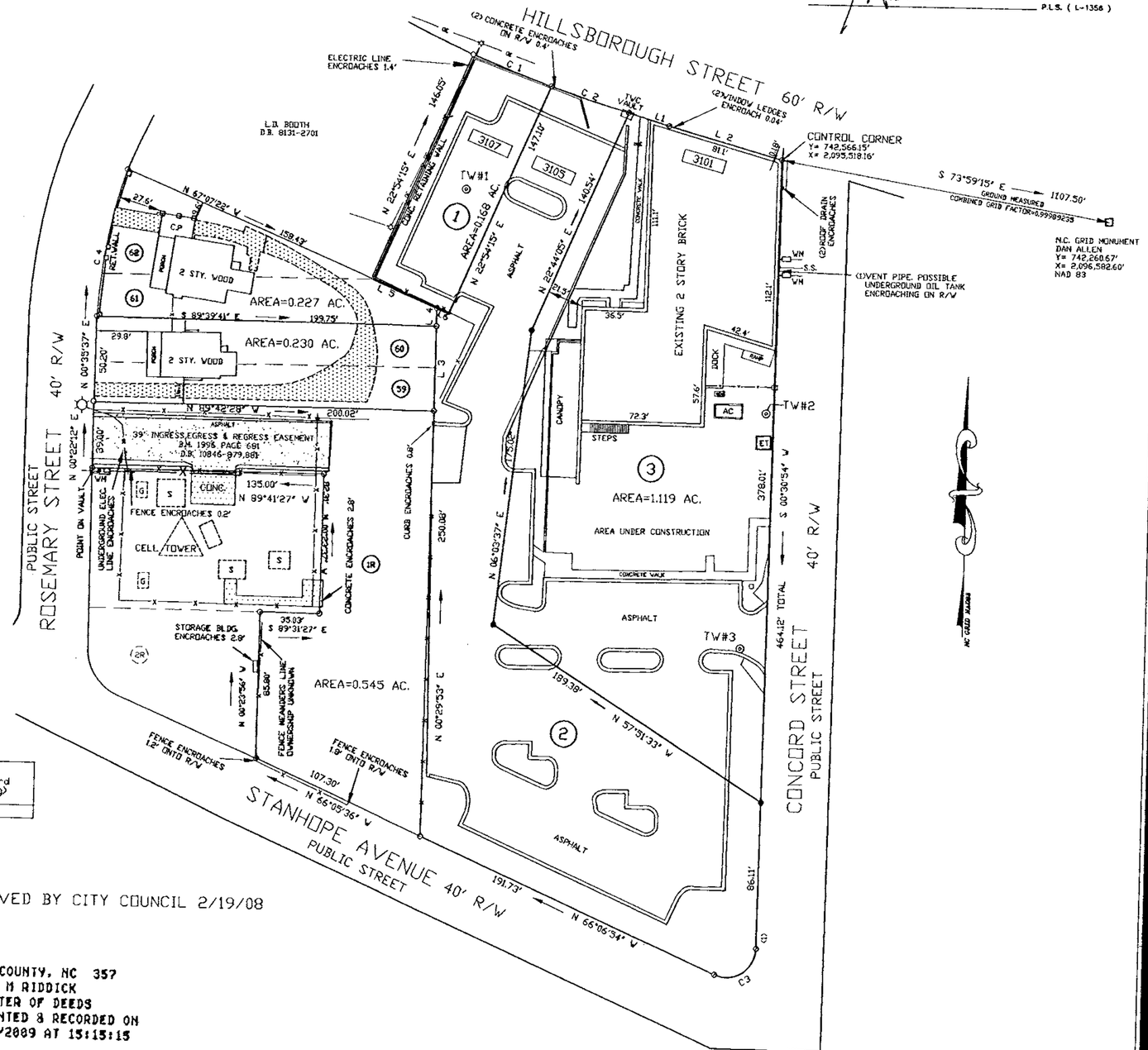
THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.

Groundwater contaminants (in micrograms per liter, the equivalent of parts per billion), the standards for which are in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202.

Groundwater Contaminant	Sample Location	Date of Max. Concentration Sampling	Maxium Concentration above Std. (ug/L)	Standard (ug/L)
BENZENE	TW-3	4-10-06	34.0	1
NAPHTHALENE	TW-2	4-10-06	132	21
2-METHYLNAPPHTHALENE	TW-2	4-10-06	195	14

Soil contaminants (in milligrams per kilogram, the equivalent of parts per million), the standards for which are derived using the Guidelines of the Inactive Hazardous Sites Branch of DENR's Superfund Section.

Soil Contaminant	Sample Location	Depth	Date of Max. Concentration Sampling	Maxium Concentration above Std. (mg/kg)	Standard (mg/kg)
2-METHYL NAPHTHALENE	TW-3	8 ft.	4-10-06	15.6	11.2



OWNERS:

1. LOTS 1,2,3 COLLEGE CREST
ROSE MARY DEVELOPMENTS, LLC
860 AVIATION PARKWAY, SUITE 300
MORRISVILLE, N.C. 27560
2. LOTS 59-62 COLLEGE CREST
M.E. VALENTINE
114 FRIENDLY DRIVE
RALEIGH, N.C. 27607
3. LOT 1R NEWMAN SUBDIVISION
N.C. EQUIPMENT PARKING, LLC
610 SHAWNEE TRAIL
WILMINGTON, N.C. 28412

ENCROACHMENT NOTES

(1) ENCROACHMENTS APPROVED BY CITY COUNCIL 2/19/08 (TRANSACTION #209746)

WAKE COUNTY, NC 357
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/10/2009 AT 15:15:15

BOOK:BM2009 PAGE:00252

RECORDED IN MAP BOOK 2009 ,PAGE 252 , WAKE COUNTY

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

THIS PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" BASED ON FLOOD DATA SHOWN ON F.E.M.A. FIRM NUMBER 3720079400J WITH AN EFFECTIVE DATE MAY 2, 2008. ZONE "A"-- SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 100 YEAR FLOOD ZONE "X"-- AREAS OUTSIDE OF SPECIAL FLOOD HAZARD

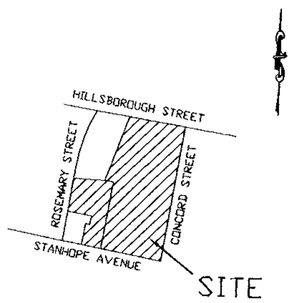
SEAL: NORTH CAROLINA PROFESSIONAL SEAL L-1356 LAND SURVEYOR ALBERT E. PRINCE

DATE:	12/10/2008
SCALE:	1"=50'
DRAWN BY:	AEP
CHECKED BY:	AL PRINCE
FILE NAME:	LULU BROWNSFIELD

TITLE: SURVEY PLAT - EXHIBIT B
TO THE NOTICE OF BROWNFIELDS PROPERTY
Owner: N.C. Equipment Parking, LLC
610 Shawnee Ct., Wilmington, N.C. 28412
Owner: M.E. Valentine
114 Friendly Drive, Raleigh N.C. 27607
Owner & Prospective Developer: Rose Mary Developments LLC
860 Aviation Parkway, Suite 300, Morrisville N.C. 27560
RALEIGH , NORTH CAROLINA

SHEET: 1 OF: 1

AL PRINCE & ASSOCIATES, P.A.
975 WALNUT STREET
SUITE 233
CARY, N.C.
PH. 467-3545



VICINITY MAP N.T.S.

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/ 20,000+ ; THAT THE BOUNDARIES NOT SURVEYED ARE SHOWN AS BROKEN LINES DRAWN FROM INFORMATION FOUND IN BOOK_____PAGE_____; THAT THIS MAP WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.
WITNESS MY HAND AND SEAL THIS 10 DAY OF DECEMBER, 2008.

_____P.L.S. 1356 (N.C.)

LEGAL DESCRIPTIONS:
Parcel 1:
Beginning at a point, said point being the following four calls from N.C. Grid Monument "Dan Allen" having N.C. Grid coordinates Y=742,260.87', X=2,096,582.60': 1) N 73°59'15" W 1107.53' 2) N 74°05'58" W 69.60' 3) N 72°58'33" W 25.12' 4) N 72°29'53" W 48.27' and being the Northeast corner of Lot 34, College Crest Subdivision as recorded in Map Book 1920, Page 165 Wake County Registry; thence S 22°54'15" W 147.10' to a point; thence N 87°15'14" W 7.72' to a point; thence N 87°15'14" W 42.28' to a point; thence N 22°54'15" E 146.05' to a point in the right of way of Hillsborough Street; thence along said right of way and with a curve to the left having a radius of 698.51', an arc length of 50.03' and a chord S 68°27'17" E 50.02' to the point and place of beginning containing 0.168 Acre (7314 sq.ft.) and being all of Lots 33 and 34, College Crest Subdivision as recorded in Map Book 1920, Page 165, Wake County Registry.
Parcel 2:
Beginning at a point, said point being N 73°59'15" W 1107.53' from N.C. Grid Monument "Dan Allen" having N.C. Grid coordinates Y=742,260.87', X=2,096,582.60'; thence with the Western right of way of Concord Street S 00°30'54" W 464.12' to a point; thence with a curve to the right having a radius of 17.34', an arc length of 34.31' and a chord S 57°12'22" W 28.98' to a point in the Northern right of way of Stanhope Avenue; thence with said right of way N 66°06'54" W 191.73' to a point; thence leaving said right of way N 00°29'53" E 250.08' to a point; thence N 00°17'27" E 50.02' to a point; thence N 00°18'41" E 10.50' to a point; thence S 87°15'14" E 7.72' to a point; thence N 22°54'15" E 147.10' to a point in the Southern right of way of Hillsborough Street; thence along said right of way and with a curve to the left having a radius of 698.51', an arc length of 48.28' and a chord S 72°29'53" E 48.27' to a point; thence S 72°58'33" E 25.12' to a point; thence S 74°05'58" E 69.60' to the point and place of beginning containing 2.062 Acres (89,823 sq.ft.) and being Lots 1-3 College Crest Subdivision as recorded in Map Book , Page 222 and Lots 43-50 of College Crest Subdivision as recorded in Map Book 1920, Page 165, and rerecorded as lots 1,2,&3 College Crest subdivision as recorded in Map Book 2008, Page 549 Wake County Registry.
Parcel 2:
Being all of lots 59 through 62 College Crest subdivision as recorded in Map Book 1920, page 222 Wake County Registry.
Parcel 3:
Being all of lot 1R C. L. Newman Subdivision as recorded in Map Book 1998, Page 681 as recorded in the Wake County Registry.

OWNERS:
1. LOTS 1,2,3 COLLEGE CREST
ROSE MARY DEVELOPMENTS, LLC
860 AVIATION PARKWAY, SUITE 300
MORRISVILLE, N.C. 27560
2. LOTS 59-62 COLLEGE CREST
M.E. VALENTINE
114 FRIENDLY DRIVE
RALEIGH, N.C. 27607
3. LOT 1R NEWMAN SUBDIVISION
N.C. EQUIPMENT PARKING, LLC
610 SHAWNEE TRAIL
WILMINGTON, N.C. 28412

WAKE COUNTY, NC 358
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
03/10/2009 AT 15:15:15

BOOK:BM2009 PAGE:00253

RECORDED IN MAP BOOK 2009 ,PAGE 253 , WAKE COUNTY

LAND USE RESTRICTIONS

The following Land Use Restrictions are replicated from the Notice of Brownfields Property ("Notice") recorded at the Wake County Register of Deeds office in conjunction with the Brownfields Property that is the subject of that Notice and of this survey plat. This survey plat is Exhibit B to that some Notice. NCGS 130A-310.35((a) requires that the Notice identify any restrictions on the current and future use of the Brownfields Property that are necessary or useful to maintain the level of protection appropriate for the designated current or future use of the Brownfields Property and that are designated in the Brownfields Agreement. THE RESTRICTIONS SHALL REMAIN IN FORCE IN PERPETUITY UNLESS CANCELED BY THE SECRETARY OF THE NORTH CAROLINA DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES (OR ITS SUCCESSOR IN FUNCTION), OR HIS/HER DESIGNEE, AFTER THE HAZARDS HAVE BEEN ELIMINATED, PURSUANT TO NCGS 130A-310.35(E). THOSE RESTRICTIONS ARE HEREBY IMPOSED ON THE BROWNFIELDS PROPERTY, AND ARE AS FOLLOWS:

1. No use may be made of the Brownfields Property other than for office, retail and other commercial purposes. For purposes of this restriction, the following definitions apply:

a. "Office" refers to the conduct or rendering of business or professional services,
b. "Retail" refers to the sale of goods, products or merchandise directly to the consumer,
c. "Commercial" refers to office, retail, wholesale or entertainment uses, plus related contiguous parking areas and service drives,

2. Unless compliance with the Land Use Restriction is waived in writing by DENR in advance, the owner of any portion of the Brownfields Property where any building depicted on the plat component of this Notice is demolished shall be responsible for submittal to DENR, within 30 days after demolition, of documentation sufficient to demonstrate, to DENR's written satisfaction, that such demolition was conducted in accordance with applicable legal requirements, including without limitation those administered by the Lead and Asbestos Abatement Program of DENR's Division of Public Health,

3. Unless compliance with this Land Use Restriction is waived in writing by DENR in advance in regard to particular buildings, no indoor space on the Brownfields Property may be used until mechanical ventilation with outdoor air is provided in compliance with the most current version of the Mechanical Ventilation section of the Ventilation chapter of the North Caroling State Building Code ("C"), or another standard approved in writing in advance by DENR. If the choice is made to comply with the Code, the indoor space in question may not be used prior to compliance with a. or b. below, depending on the building.

a. This subparagraph applies to buildings on the Brownfields Property at the time this Notice is recorded, as depicted on the plat component of this Notice;

i. A professional engineer licensed in North Caroling shall submit for written DENR approval a plan for inspection of the mechanical ventilation system of any building desired to be used.

A. The professional engineer shall implement the inspection plan, as approved in writing by DENR; provide DENR a report under seal within 30 days post-implementation that specifies any measures required to bring the mechanical ventilation system into compliance with the Code; and prepare construction documents for permitting regarding said measures.

B. A North Caroling heating, ventilation and air-conditioning contractor shall obtain required permits regarding, and shall implement, said measures.

C. An independent third party certified by the American Association of Balancing Contractors or the National Environmental Balancing Bureau shall perform testing, adjusting and balancing of the mechanical ventilation system when any work by the contractor is complete. Within seven (7) days after its issuance, a copy of the Certified Test and Balance Report shall be submitted to DENR.

D. The professional engineer shall provide DENR certification under seal that the ventilation system conforms to and is operating in compliance with the Code.

ii. A professional engineer licensed in North Caroling shall submit for written DENR approval a plan for inspecting the possible vapor entrances in any building desired to be used. The plan shall require, but not necessarily be limited to, inspection of sumps and floor drains, foundation cracks, holes in flooring, gaps ground pipes and utility lines, and major cracks in walls.

A. The professional engineer shall implement said plan, as approved in writing by DENR, and shall provide DENR a report under seal within 30 days post-implementation that specifies measures for sealing each possible vapor entrance that are designed to protect public health by preventing migration of soil vapor into the building, and includes photographs of the possible entrances and a map indicating the location of each possible entrance.

B. Within 30 days after sealing all vapor entrances in the subject building, the professional engineer shall provide DENR certification under seal that all vapor entrances identified in the inspection report have been sealed in accordance with the report.

b. As to buildings constructed on the Brownfields Property after this Notice is recorded, defined as those not depicted on the plat component of the Notice;

i. A professional engineer licensed in North Caroling shall submit for written DENR approval design specifications for a passive vapor barrier system to be installed beneath the foundation of any building that will contain indoor air space, and shall, within 30 days after installation of the approved vapor barrier system, provide DENR certification under seal that said system was installed in accordance with the approved design specifications. No action may be taken that would alter, modify or impede the function of any vapor barrier system installed pursuant to this subparagraph, including but not limited to any penetration of said system, without DENR's prior written approval.

ii. Within 30 days after installation of mechanical ventilation in the building, a professional engineer shall provide DENR certification under seal that the ventilation system complies with the Code.

4. No activities that encounter, expose, remove or use groundwater (for example, installation of water supply wells, fountains, ponds, lakes or swimming pools, or construction or excavation activities that encounter or expose groundwater) may occur on the Brownfields Property without prior sampling and analysis of groundwater to the written satisfaction of DENR in any areas proposed for such activities, and submittal of the analytical results to DENR. If such results disclose to DENR contamination in excess of North Caroling's groundwater quality standards, the proposed activities may not occur without the prior written approval of DENR on such conditions as DENR imposes, including at a minimum compliance with plans and procedures, approved pursuant to applicable law, to protect public health and the environment during the proposed activities.

5. Soil beneath slab-on-grade foundations of buildings depicted on the plat component of this Notice, or beneath other impervious or hard pervious surfaces depicted on said plat, may not be exposed without a minimum of seven (7) business days advance written notice to DENR, unless DENR states otherwise in writing in advance. At the time such soil is exposed, DENR may inspect and sample, or require sampling of, the exposed soil for contaminants. If soil contamination is discovered that DENR determines would likely contaminate groundwater even if capped, or that may pose an imminent threat to public health or the environment if exposed, as much soil as DENR reasonably requires shall be removed and disposed of in accordance with applicable law, and any other actions that DENR reasonably requires to make the Brownfields Property suitable for the uses specified above in Land Use Restriction 1 while fully protecting public health and the environment shall be taken. If soil contamination is discovered that DENR determines would not likely contaminate groundwater if capped, or likely pose an imminent threat to public health or the environment if exposed, as much soil as DENR reasonably requires shall be removed and disposed of in accordance with applicable law or capped to the written satisfaction of DENR. For purposes of this land use restriction, these definitions apply:

a. "Impervious surface": any structure or groundcover consisting of asphalt, concrete, stone, brick, terrazzo, roofing, ceramic tile or other natural or man-made material that prevents the absorption of surface water into the soil,

b. "Hard pervious surface": any structure or groundcover that allows absorption of surface water into the soil, but has a hard surface formed or cast in place that protects land users from exposure to potential contaminants in the soil. Pervious concrete and pervious tennis court materials are examples.

6. No mining may be conducted on or under the Brownfields Property,
7. No basements may be constructed on the Brownfields Property, including, without limitation, extraction of coal, oil, gas or any other minerals or non-mineral substances,
8. None of the contaminants known to be present in the environmental media at the Brownfields Property, vented in conformance with applicable building codes, paragraphs (2)a. and (2)b. above, and in paragraph 7 of Exhibit A hereto, may be used or stored at the Brownfields Property without the prior written approval of DENR, except in de minimis amounts for cleaning and other routine housekeeping activities,
9. The Brownfields Property may not be used as a playground, or for child care centers or schools,
10. No party conducting environmental assessment or remediation at the Brownfields Property at the direction of, or pursuant to a permit or order issued by, DENR may be denied access to the Brownfields Property for purposes of conducting such assessment or remediation,
11. During January of each year after the year in which this Notice is recorded, the then current owner of any part of the Brownfields Property shall submit a notarized Land Use Restrictions Update ("LURU") to DENR certifying that:

a. this Notice containing these Land Use Restrictions remains recorded at the Wake County Register of Deeds office;
b. the Land Use Restrictions are being complied with;
c. any mechanical ventilation systems subject to Land Use Restrictions 3.a.i. and 3.b.ii. continue to comply with the Code;
d. all seals installed pursuant to Land Use Restriction 3.a.ii. remain intact and in the condition they were in when certified; and
e. any vapor barrier system installed pursuant to Land Use Restriction 3.b.i. remains intact and in the condition it was in when certified,

The LURU shall be accompanied by:

f. the name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the LURU if said owner acquired any part of the Brownfields Property during the previous calendar year; and
g. the transferee's name, mailing address, telephone and facsimile numbers, and contact person's e-mail address, if said owner transferred any part of the Brownfields Property during the previous calendar year.

SEAL: NORTH CAROLINA PROFESSIONAL SEAL L-1356 LAND SURVEYOR ALBERT E. PRINCE

DATE:	12-10-08
SCALE:	1"=50'
DRAWN BY:	AEP
CHECKED BY:	AL PRINCE
FILE NAME:	LULU BROWNFIELD

TITLE: SURVEY PLAT - EXHIBIT B
TO THE NOTICE OF BROWNFIELDS PROPERTY
Owner: N.C. Equipment Parking, LLC
610 Shawnee Ct., Wilmington, N.C. 28412
Owner: M.E. Valentine
114 Friendly Drive, Raleigh N.C. 27607
Owner & Prospective Developer: Rose Mary Developments LLC
860 Aviation Parkway, Suite 300, Morrisville N.C. 27560
RALEIGH, NORTH CAROLINA

SHEET: 2 OF: 2

AL PRINCE & ASSOCIATES, P.A.
975 WALNUT STREET
SUITE 233
CARY, N.C.
PH. 467-3545