

OWNER: TRADE & GRAHAM ASSOCIATES, LLC
201 SOUTH TRYON STREET
SUITE 550
CHARLOTTE, NORTH CAROLINA

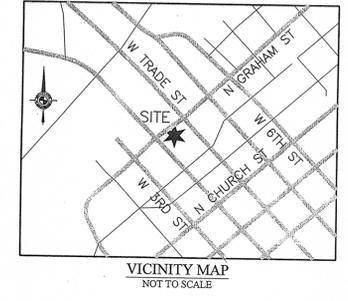
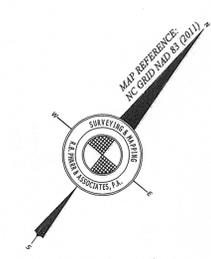
- LEGEND:**
- AS - AUTO SPRINKLER
 - CP - CALCULATED POINT
 - D.B. - DEED BOOK
 - ECM - EXISTING CONCRETE MONUMENT
 - EIP - EXISTING IRON PIPE
 - EN - EXISTING NAIL
 - EOG - EDGE OF GRAVEL
 - EOP - EDGE OF PAVEMENT
 - EPH - EXISTING PUNCH HOLE
 - FH - FIRE HYDRANT
 - GH - GUARD HOUSE
 - HW - HEADWALL
 - LMP - LAMP POST
 - LP - LIGHT POLE
 - MA - MEASURED
 - M.B. - MAP BOOK
 - NGS - NATIONAL GEODETIC SURVEY
 - NIR - NEW IRON ROD
 - NN - NEW NAIL
 - PO - POWER BOX
 - PIN - PARCEL IDENTIFICATION NUMBER
 - PM - POWER METER
 - PG - PAGE
 - PL - PROPERTY LINE
 - PP - POWER POLE
 - RCP - REINFORCED CONCRETE PIPE
 - R/W - RIGHT-OF-WAY
 - SSMH - SANITARY SEWER MANHOLE
 - T - TOTAL
 - TS - TELEPHONE BOX
 - BROWNFIELD PROPERTY BOUNDARY
 - PROPERTY LINE
 - PROPERTY LINE (NOT SURVEYED)
 - RIGHT-OF-WAY
 - RIGHT-OF-WAY (NOT SURVEYED)
 - EASEMENT
 - TEMPORARY GROUNDWATER POINT
 - SOIL SAMPLE

FILED FOR REGISTRATION
SEP 17 2014
2:30 PM
AT THE REGISTER OF DEEDS
MECKLENBURG COUNTY, N.C.

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL MAP RECORDED IN
BOOK 50 PAGE 833
DATE: 9/17/14
BY: R. BAKER DEPUTY



Approval
\$1306.00
FOR THE PURPOSES OF N.C.G.S.
9/10/14
DIVISION OF WASTE MANAGEMENT
STATE OF NORTH CAROLINA
WAKE COUNTY

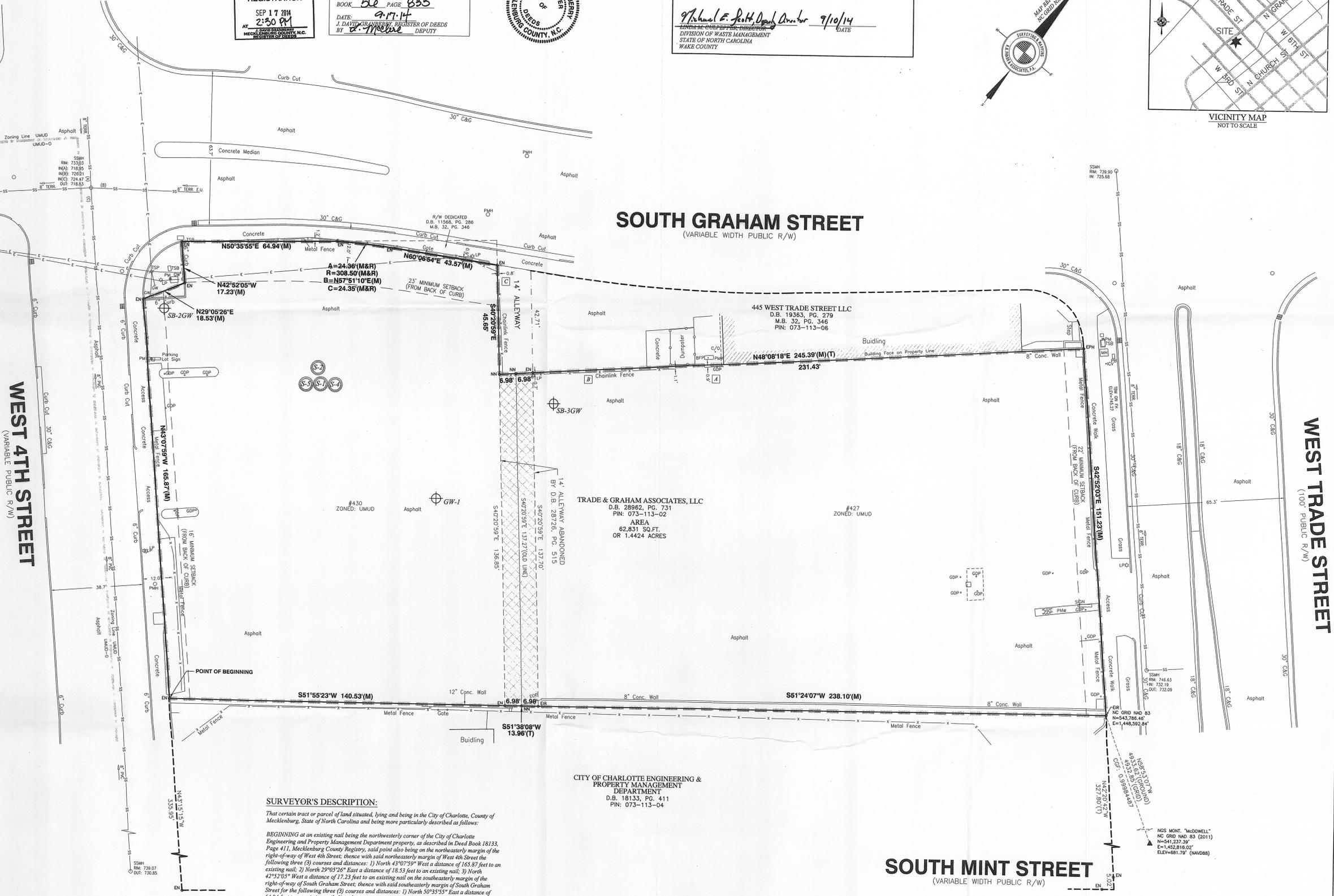


REVIEW OFFICER:
I, John G. Hawk, REVIEW OFFICER OF MECKLENBURG COUNTY, CERTIFY THAT THE MAP TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
DATE: 9/15/2014

NOT SUBJECT TO
THIS PLAT IS NOT SUBJECT TO THE PROVISIONS OF THE CITY OF CHARLOTTE OR MECKLENBURG COUNTY SUBDIVISION ORDINANCES AND DOES NOT REQUIRE THE APPROVAL OF THE CHARLOTTE-MECKLENBURG PLANNING COMMISSION. HOWEVER, ANY FURTHER SUBDIVISION OF THIS PROPERTY MAY BE SUBJECT TO THESE PROVISIONS.
PLANNING COMMISSION STAFF: John G. Hawk DATE: 9/15/2014

- NOTES:**
- ALL CORNERS MONUMENTED AS SHOWN.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. R.B. PHARR & ASSOCIATES, P.A. DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THIS SUBJECT PROPERTY ARE SHOWN HEREBY.
 - NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 1,000 FEET OF SUBJECT PROPERTY.
 - UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON. THOSE SHOWN WERE LOCATED FROM A FIELD SURVEYED ON AUGUST 10, 2012. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS MAP IS APPROXIMATE, BASED ON INFORMATION PROVIDED BY OTHERS OR BY FIELD LOCATION. UTILITY LOCATIONS AS SHOWN HEREON ARE INTENDED FOR PLANNING ONLY. ACTUAL LOCATION, SIZE, OR DEPTH OF LINES SHOULD BE VERIFIED WITH THE INDIVIDUAL UTILITY COMPANY BEFORE CONSTRUCTION.
 - PHYSICAL IMPROVEMENTS MAY EXIST AND ARE NOT SHOWN HEREON.
 - BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.
 - SOUTH GRAHAM STREET, WEST TRADE STREET AND WEST 4TH STREET ARE SHOWN AS "MAJOR THOROUGHFARES" ON THE MECKLENBURG-UNION METROPOLITAN PLANNING ORGANIZATION THOROUGHFARE PLAN OF 2004 AND MAY BE SUBJECT TO A FUTURE RIGHT-OF-WAY OF 40' FROM CENTERLINE.
 - THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT-OF-WAY WIDTH OF ANY ADJACENT PROPERTIES.
 - SITE LOCALIZED TO NGS MONUMENT "MCDOWELL". ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES UNLESS OTHERWISE NOTED.
 - SETBACKS SHOWN WERE TAKEN FROM THE UPTOWN STREETScape ENHANCEMENT STANDARDS MAP, ADOPTED BY CITY COUNCIL ON APRIL 14, 2006 PER THE CENTER CITY TRANSPORTATION PLAN, IN CONJUNCTION WITH A LETTER OF CONFERENCE MEMORANDUM PROVIDED BY SPECTRUM PROPERTIES RESIDENTIAL, INC., DATED APRIL 22, 2013.
 - BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A SURVEY PREPARED BY R.B. PHARR & ASSOCIATES, P.A., DATED SEPTEMBER 7, 2013.
 - THE LOCATIONS OF TEMPORARY GROUNDWATER POINTS AND SOIL BORINGS SHOWN HEREON ARE APPROXIMATE AS SCALED FROM A PHASE II ENVIRONMENTAL SITE ASSESSMENT REPORT PROVIDED BY BCS CAROLINAS, LLP, DATED AUGUST 26, 2013 (PROJECT NO. 08-9212).
 - THE AREAS AND TYPES OF CONTAMINATION DEPICTED HEREON ARE APPROXIMATIONS DERIVED FROM THE BEST AVAILABLE INFORMATION AT THE TIME OF FILING.

ZONING:
SUBJECT PROPERTY ZONED: UMUD (UPTOWN MIXED USE DISTRICT)
ZONING RESTRICTIONS AS PER ZONING REPORT PREPARED FOR STATE FARM LIFE INSURANCE CO., DATED 8/29/2013 (PZR SITE NO. 69923-1).
MINIMUM SETBACK:
NEW BUILDINGS = 12' FROM BACK OF EXISTING OR PROPOSED CURB, AS A MINIMUM, A 6-FOOT WIDE SIDEWALK ALONG WITH 4-FOOT PLANTING STRIP REQUIRED ALONG ALL STREETS UNLESS OTHERWISE SPECIFIED BY A CITY COUNCIL STREETScape PLAN.
MINIMUM SIDE & REAR YARD:
NONE REQUIRED. HOWEVER IF ADJOINING LOT IS RESIDENTIALLY ZONED OR CONTAINS AN EXISTING RESIDENTIAL STRUCTURE, A BUILDING SEPARATION OF AT LEAST EIGHT (8) FEET MUST BE MAINTAINED.
MAXIMUM BUILDING HEIGHT:
NO MAXIMUM HEIGHT; HOWEVER, NO STRUCTURE, FIXTURE OR OTHER OBJECTS OVER 60 FEET IN HEIGHT ON A LOT ADJOINING RESIDENTIALLY ZONED LAND WHICH HAS RESIDENTIAL STRUCTURE OF 40 FEET OR LESS IN HEIGHT MAY BE SITUATED SO THAT IT CASTS A SHADOW AT A DISTANCE GREATER THAN 20 FEET ACROSS ANY PROPERTY LINE.
DENSITY:
BUILDING DENSITY FORMULA: NOT RESTRICTED
PERMITTED USES:
SEE SECTION 9.902-9.904 OF THE CITY OF CHARLOTTE ZONING ORDINANCE
FOR FURTHER INFORMATION CONTACT THE CHARLOTTE-MECKLENBURG ZONING DEPARTMENT AT 704-336-3569.



SOUTH GRAHAM STREET
(VARIABLE WIDTH PUBLIC R/W)

TRADE & GRAHAM ASSOCIATES, LLC
D.B. 28962, PG. 731
PIN: 073-113-02
AREA
0.14424 ACRES

CITY OF CHARLOTTE ENGINEERING & PROPERTY MANAGEMENT DEPARTMENT
D.B. 18133, PG. 411
PIN: 073-113-04

SURVEYOR'S DESCRIPTION:

That certain tract or parcel of land situated, lying and being in the City of Charlotte, County of Mecklenburg, State of North Carolina and being more particularly described as follows:
BEGINNING at an existing nail being the northwesterly corner of the City of Charlotte Engineering and Property Management Department property, as described in Deed Book 18133, Page 411, Mecklenburg County Registry, said point also being on the northwesterly margin of the right-of-way of West 4th Street; thence with said northwesterly margin of West 4th Street the following three (3) courses and distances: 1) North 43°07'59" West a distance of 165.87 feet to an existing nail; 2) North 39°05'54" East a distance of 18.53 feet to an existing nail; 3) North 42°52'03" West a distance of 17.23 feet to an existing nail on the southeasterly margin of the right-of-way of South Graham Street; thence with said southeasterly margin of South Graham Street for the following three (3) courses and distances: 1) North 50°35'55" East a distance of 64.94 feet to an existing nail; 2) with a curve turning to the right having a radius of 308.50 feet and an arc length of 24.35 feet (chord bearing of North 57°51'10" East and chord length of 24.35 feet) to an existing nail; 3) North 60°06'54" East a distance of 43.57 feet to an existing nail on the southwesterly margin of a 14 foot alleyway; thence with said southwesterly margin of alleyway South 40°29'59" East a distance of 45.05 feet to a new nail at the terminus of the aforesaid alley; thence turning and running with the southeasterly margin of the aforesaid alley and continuing with the southeasterly line of the 445 West Trade Street LLC property as described in Deed Book 19363, Page 279, Mecklenburg County Registry North 48°08'18" East, passing an existing nail at 13.96 feet, for a total distance of 245.39 feet to an existing punch hole on the southwesterly margin of the right-of-way of West Trade Street; thence with said southwesterly margin of West Trade Street the following three (3) courses and distances: 1) South 51°24'07" West a distance of 238.10 feet to an existing iron rod; 2) South 51°38'08" West a distance of 13.96 feet to an existing nail; 3) South 51°52'23" West a distance of 140.53 feet to the point of BEGINNING; having an area of 62,831 square feet or 1.4424 acres, as shown on a survey prepared by R. B. Pharr & Associates, P.A., dated September 7, 2013 (Map File W-4218A).

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 28962-731). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE BACK OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF JUNE A.D., 2014.
THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
Andrew B. Baker
DATE: 6/6/14

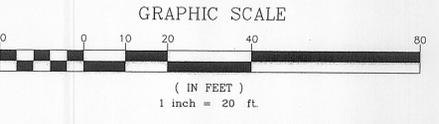


NOTE:
THE ATTACHED SHEET IS PART OF A SET. THE SURVEY WILL BE CONSIDERED VOID IF IT DOES NOT CONTAIN ALL SHEETS THAT MAKE UP THE SET IN ITS ENTIRETY.

FLOOD CERTIFICATION
THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED MARCH 2, 2009.
MAP NUMBER: 370159 4544 J (ZONE X)

REVISIONS		DATE	

EXHIBIT B
to the Notice of Brownfields Property SURVEY PLAT
OWNER: TRADE & GRAHAM ASSOCIATES, LLC
PROSPECTIVE DEVELOPER: TRADE & GRAHAM ASSOCIATES, LLC
427 WEST TRADE STREET & 430 WEST 4TH STREET
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: BOOK 28962, PAGE 731
PARCEL ID: 073-113-02
R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSED SURVEYORS
420 HAWTHORNE LANE, CHARLOTTE, N.C. 28204 TEL: (704) 376-2186
SCALE: 1" = 20'
DATE: JUNE 6, 2014
FILE NO. W-4218B
JOB NO. 81499



#2014108331

BOOK 50 PAGE 834

OWNER: TRADE & GRAHAM ASSOCIATES, LLC
201 SOUTH TRYON STREET
SUITE 550
CHARLOTTE, NORTH CAROLINA

REGISTER OF DEEDS:
CERTIFIED TO BE A TRUE AND CORRECT COPY OF
THE ORIGINAL MAP RECORDED IN:
BOOK 50 PAGE 834
DATE: 9-11-14
J. DAVID GRANBERG, REGISTER OF DEEDS
BY: J. MCMANUS, DEPUTY



FILED FOR
REGISTRATION
SEP 17 2014
2:50 PM
AT
MECKLENBURG COUNTY, N.C.

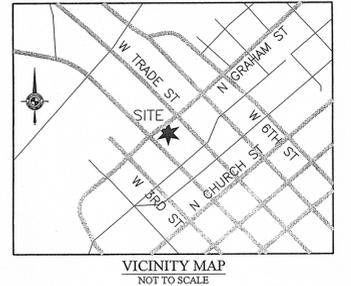
LAND USE RESTRICTIONS

- 1. No use may be made of the Property other than for: Mixed-use, Multi-Family Residential, Retail, Office, Open Space Development, and associated Automobile Parking. For purposes of this restriction, the following definitions apply:
A. "Mixed use" refers to the development of property, which allows the mixing of residential, commercial, and industrial development.
B. "Multi-family residential" refers to high density housing consisting of permanent residential apartments or condominiums...
C. "Retail" refers to the sale of goods or services directly to consumers...
D. "Office" refers to the provision of business or professional services;
E. "Open Space" refers to land maintained in a natural or landscaped state...
F. "Parking" refers to the temporary accommodation of motor vehicles...
2. Physical redevelopment of the Property may not occur other than in accord, as determined by DENR, with PD's (Prospective Developer's) EMP (Environmental Management Plan), or, as to future redevelopment, an EMP, approved in writing by DENR...
A. Soil and water management issues, including without limitation those resulting from contamination identified in the Environmental Reports;
B. Potential sources of the contamination referenced in paragraph 7 of the attached Exhibit A;
C. Surface soil sampling for any soil areas that are planned to be exposed after the planned development, and subsurface soil sampling as required by DENR;
D. Contingency plans for addressing newly discovered potential sources of environmental contamination (e.g., tanks, drums, septic drain fields); and
E. Plans for the proper characterization of, and, as necessary, disposal of soils excavated during redevelopment.
For purposes of this paragraph, "physical redevelopment" shall be defined to include new building construction and the demolition and reconstruction of the improvements on the Property described in PD's EMP.
3. Groundwater at the Property may not be used for any purpose without the prior written approval of DENR.
4. After conclusion of the redevelopment period referenced in subparagraph 15.b of the attached Exhibit A, as determined by DENR, no activity that disturbs soil on the Property may occur unless and until DENR states in writing, in advance of the proposed activity, that said activity may occur if carried out along with any measures DENR deems necessary to ensure the Property will be suitable for the uses specified in paragraph 1 above while fully protecting public health and the environment...

- 5. No building may be constructed on the Property until:
A. DENR determines in writing, based on submittals from the building's proponent, that the building's users, and public health and the environment, would not be at risk from the Property's volatile contaminant plume; or
B. Vapor mitigation measures are installed or implemented to the satisfaction of a professional engineer licensed in North Carolina...
6. None of the contaminants known to be present in the environmental media at the Property, including those appearing in paragraph 7 of the attached Exhibit A, may be used or stored at the Property...
7. The Property may not be used for agriculture or grazing, without the prior written approval of DENR.
8. The Property may not be used as a playground, or for child care centers or schools, without the prior written approval of DENR.
9. The owner of any portion of the Property where any existing, or subsequently installed, DENR approved monitoring well is damaged shall be responsible for repair of any such wells to DENR's written satisfaction and within a time period acceptable to DENR...
10. Neither DENR, nor any party conducting environmental assessment or remediation at the Property at the direction of, or pursuant to a permit, order or agreement issued or entered into by DENR, may be denied access to the 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 owner of any part of the Property as of January 1st of that year shall submit a notarized Land Use Restrictions Update ("LURU") to DENR...
A. The name, mailing address, telephone and facsimile numbers, and contact person's e-mail address of the owner submitting the LURU...
B. 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 Property during the previous calendar year.
C. Whether any vapor barrier and/or mitigation systems installed pursuant to subparagraph 15.e.ii. of the attached Exhibit A are performing as designed...
12. Any deed or other instrument conveying an interest in the Property executed by an owner of any interest in the Property shall contain the following notice: "The property which is the subject of this instrument is subject to the Brownfields Agreement attached as Exhibit A to the Notice of Brownfields Property recorded in the Mecklenburg County land records, Book _____, Page ____"

For purposes of the land use restrictions set forth above, the DENR point of contact shall be the DENR official referenced in paragraph 36.a of Exhibit A hereto, at the address stated therein.

Approved FOR THE PURPOSES OF N.C.G.S.
LINDA M. CULBERTSON, DIRECTOR
DIVISION OF WASTE MANAGEMENT
STATE OF NORTH CAROLINA
WAKE COUNTY
DATE: 7/10/14



CONTAMINANT TABLES

Groundwater contaminants in micrograms per liter (the equivalent of parts per billion), the standards for which are contained in Title 15A of the North Carolina Administrative Code, Subchapter 2L, Rule .0202(2L), (April 2013 version); or the 2L Groundwater Interim Maximum Allowable Concentration (IMACs), (January 1, 2010 version):

Table with 5 columns: Groundwater Contaminant, Sample Location, Date of Sampling, Concentration Exceeding Standard (ug/L), 2L Groundwater Quality Standard (ug/L). Rows include Chromium, Lead, Naphthalene, Tetrachloroethene, and Trichloroethene.

Groundwater contaminants with potential for vapor intrusion (VI) in micrograms per liter (the equivalent of parts per billion), the vapor intrusion screening levels for which are derived from the Residential Vapor Intrusion Screening Levels of the DENR's Division of Waste Management (January, 2014 version):

Table with 5 columns: Groundwater Contaminant With Potential for Vapor Intrusion (VI), Sample Location, Date of Sampling, Concentration Exceeding Screening Level (ug/L), Residential VI Screening Level (ug/L). Rows include Ethylbenzene, Tetrachloroethene, and Trichloroethene.

*Screening levels displayed for non-carcinogens are for a hazard quotient equal to 0.2. Screening levels displayed for carcinogens are for a 1.0E-5 lifetime incremental cancer risk.

Soil contaminants in milligrams per kilograms (the equivalent of parts per million), the screening levels for which are derived from the IHSB PSRGs (January 2014 version):

Table with 6 columns: Soil Contaminant, Sample Location, Depth (ft.), Date of Sampling, Concentration Exceeding Screening Level (mg/kg), IHSB Residential PSRG (mg/kg). Rows include various polycyclic aromatic hydrocarbons and chlorinated compounds.

*Screening levels displayed for non-carcinogens are for a hazard quotient equal to 0.2. Screening levels displayed for carcinogens are for a 1.0E-6 lifetime incremental cancer risk.

NOTE: THE ATTACHED SHEET IS PART OF A SET. THE SURVEY WILL BE CONSIDERED VOID IF IT DOES NOT CONTAIN ALL SHEETS THAT MAKE UP THE SET IN ITS ENTIRETY.

SURVEYOR'S CERTIFICATE:

STATE OF NORTH CAROLINA
COUNTY OF MECKLENBURG
I, THE UNDERSIGNED SURVEYOR, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: 28962-73); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM IMPROBATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000 LINEAR FEET; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 42-40 AS AMENDED, WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 6TH DAY OF JUNE, A.D., 2014.

THAT THIS PLAT IS OF A SURVEY OF AN EXISTING PARCEL OR PARCELS OF LAND.
ANDREW B. BAKER (L-1542) 6/6/14 DATE



SHEET 2 OF 2

EXHIBIT B to the Notice of Brownfields Property SURVEY PLAT

OWNER: TRADE & GRAHAM ASSOCIATES, LLC
PROSPECTIVE DEVELOPER: TRADE & GRAHAM ASSOCIATES, LLC
427 WEST TRADE STREET & 430 WEST 4th STREET
CITY OF CHARLOTTE, MECKLENBURG COUNTY, N.C.
DEED REFERENCE: BOOK 28962, PAGE 731
TAX PARCEL ID: 073-113-02

R.B. PHARR & ASSOCIATES, P.A.
SURVEYING & MAPPING
LICENSE NO. C-1471

CREW: CW DRAWN: ND REVISIONS: SCALE: 1" = 20' DATE: JUNE 6, 2014 FILE NO. W-4218B JOB NO. 81499