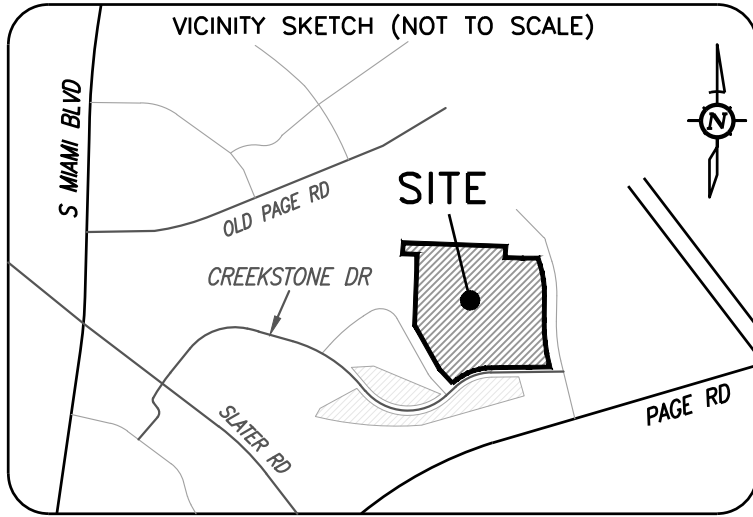




PARCEL INFO

Owner: Highwoods Realty Limited Partnership, a North Carolina limited partnership
Tract 1: 4825 Creekstone Drive, Durham, NC
Deed Book 1538, Page 46
Deed Book 1992, Page 690
Plot Book 163, Page 13
PIN 0747662188
REID 157916
Tract 2: 4752 Creekstone Drive, Durham, NC
PIN 0747558096
REID 157920
Tract 3: 4751 Creekstone Drive, Durham, NC
PIN 0747558736
REID 157916

AREA

TRACT 1: 10.11 Acres
440,598 SqFt
TRACT 2: 2.747 Acres
119,668 SqFt
TRACT 3: 1.176 Acres
51,235 SqFt

N/F SHIP RALPH LLC
DB 2711 PG 4389
PIN 0747661744

RECORD LEGAL

TRACT 1:

BEING all of Lot A, containing 10.11 acres, as shown on that plot entitled "Final Plot of Lot Recombination for Highwoods/Forsyth Limited Partnership" and recorded in Plot Book 163, Page 13, Durham County Registry.

TITLE

Surveyor's review of Chicago Title Insurance Company Commitment No 23-13648RA, dated November 13, 2023 at 5:00 PM (As to Tract 1) and December 15, 2023 at 5:00 pm (As to Tracts 2 and 3)

Schedule B - Section II

1-2.) STANDARD EXCEPTIONS.

3.) Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1353, page 196; Book 1519, page 333; Book 1938, page 16, and any related maps, plans, bylaws and other document(s) and amendment(s).

--AFFECTS. NOTHING TO PLOT.

4.) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plot(s) recorded in Plot Book 163, Page 13 (As to Tract 1); Plot Book 112, Page 170, shown on Survey (As to Tracts 1, 2, and 3); Plot Book 114, Page 199 (As to Tracts 1); Plot Book 113, Page 46 (As to Tracts 1, 2, and 3); Plot Book 114, Page 191, shown on Survey (As to Tract 1), and Plot Book 123, Page 28 shown on survey (As to Tract 2)

--ALL MATTERS SHOWN HEREON.

5.) INTENTIONALLY DELETED.

6.) STANDARD EXCEPTIONS.

7.) Easement(s) to Duke Power Company recorded in Book 177, page 91.

--BLANKET IN NATURE.

8.) **INTENTIONALLY DELETED** Deed of Easement to Department of Transportation recorded in Book 1226, page 971.

--UNABLE TO DETERMINE EFFECTS. NOT PLOTTABLE.

9.) Deed of Easement to General Telephone Company of the South recorded in Book 1369, page 379 (As to Tracts 1, 2, and 3).

--AFFECTS AS SHOWN HEREON.

10.) **INTENTIONALLY DELETED** Restrictions and reservation of easements as evidenced in General Warranty Deed recorded in Deed Book 1934, page 787.

--DOES NOT APPEAR TO AFFECT.

11.) Deed of Easement to the County of Durham recorded in Book 1362, page 776.

--AFFECTS AS SHOWN HEREON.

12.) Restrictive covenants and easements contained in those certain General Warranty Deeds recorded in Deed Book 1389, page 279 and Deed Book 1389, page 285. (As to Tract 1)

--EASEMENTS REFERENCED IN DOCUMENT NOT PLOTTABLE.

13.) Nonexclusive Sign, Access and Utility Easement recorded in Book 1389, page 358. (As to Tract 1)

--AFFECTS AS SHOWN HEREON.

14.) Nonexclusive Access and Utility Easement recorded in Book 1389, page 348. (As to Tract 1)

--AFFECTS AS SHOWN HEREON.

15.) Parking License Declaration recorded in Book 9892, page 400. (As to Tract 1)

--NOT A SURVEY MATTER.

16.) Access and Utility Easement Agreement recorded in Book 8524, page 791. (As to Tract 1)

--AFFECTS AS SHOWN HEREON.

17.) Terms and provisions of the lease by and between Highwoods Realty Limited Partnership, a North Carolina limited partnership and Private Diagnostic Clinic, PLLC, a North Carolina professional limited liability company, a memorandum of which is recorded in Book 8000, page 819. (As to Tract 1)

--NOT A SURVEY MATTER.

18.) Declaration of Cross Access and Drainage Easements recorded in Book 2725, page 551. (As to Tract 2)

--BLANKET IN NATURE.

19.) Riparian and/or littoral rights incident to the Land; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land; and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and Land below the mean high-water mark.

--AT TIME OF SURVEY, NO WATER BODIES OR STREAMS WERE OBSERVED WITHIN OR CROSSING THE SUBJECT PROPERTY.

20.) Memorandum of Action by the Department of Transportation, recorded in Book 1766, page 702; Consent Judgment regarding Civil Action 92-CVS-3760 recorded in Book 2551, page 609. (As to Tract 2)

--CANNOT DETERMINE EFFECTS WITHOUT BENEFIT OF NCDOT PLAN #B.U401709/6.408001T.

21.) Easement(s) contained in that certain Deed recorded in Book 1369, page 379. (As to Tract 2)

--AFFECTS AS SHOWN HEREON.

FEMA INFO

PER REVIEW OF FIRM MAP #3720074700K, EFFECTIVE DATE: 7/19/2022, THIS PARCEL IS NOT IN A FLOOD HAZARD AREA. THE DESIGNATION IS ZONE "X"

ENCROACHMENT

NO ENCROACHMENTS OBSERVED DURING SURVEY.

PARKING COUNT

447 Regular Parking Spaces

8 Handicap Parking Spaces

445 Total Parking Spaces

ZONING (Tract 1)

ZONING LETTER PREPARED BY CITY OF DURHAM PLANNING DEPARTMENT (CASE #2V240033) AND DATED 2/1/2024 DISCLOSES THE FOLLOWING:

EXISTING ZONING DESIGNATION: IL(D) (93%), AND OI(D) (7%)

ALTA NOTES

6.) Zoning information provided by client.

11.) All evidence of utilities observed at the time of the survey shown hereon.

13.) Adjoining property owners and public right of way information identified hereon.

16.) No evidence of recent earth moving work, building construction, or building additions observed on site at time of the survey.

17.) No changes in street right of way lines observed on or adjacent to site at time of the survey.

18.) All plottable off-site easements or servitudes noted within the title commitment referenced hereon are shown and labeled on the survey.

SURVEYORS NOTES

A.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon the land abutting said property.

B.) This map or plot and the survey on which it is based were made in accordance with laws regulating surveying in the State of North Carolina.

C.) The property described herein is the same property described in Chicago Title Insurance Company Commitment

No 23-13648RA, dated November 13, 2023 at 5:00 PM (As to Tract 1) and December 15, 2023 at 5:00 pm (As to Tracts 2 and 3) and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Subject Property.

D.) Except as shown, all visible utilities serving the subject property enter through adjoining public street(s) and/or recorded public utility easement(s).

E.) The surveyor currently is covered by a professional liability policy in the amount of \$1 million.

F.) The Subject Property has direct physical access to Creekstone Drive, being a dedicated public right-of-way

G.) There was no apparent evidence of cemeteries or burial grounds observed on site.

H.) There are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the survey.

I.) There was no apparent evidence of wetland delineation markers were observed on site at time of survey.

J.) The Subject Property forms a mathematically closed figure and is contiguous with adjacent parcels with no apparent gaps, gores or overlaps.

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	S8° 06' 47"E	167.36	540.43	168.04	17° 48' 55"
C2	S6° 26' 44"E	230.53	914.98	231.15	14° 28' 27"
C3	S8° 06' 47"E	148.78	480.43	149.38	17° 48' 55"
C4	S5° 28' 22"E	212.87	974.98	213.30	12° 32' 04"
C5	N38° 40' 39"E	46.39	30.00	53.03	101° 17' 07"
C6	S68° 19' 20"W	226.85	316.51	232.01	41° 59' 54"

LEGEND OF SYMBOLS

- EXISTING BOUNDARY MARKER
- SET BOUNDARY MARKER
- CONCRETE MONUMENT
- MATHEMATICAL POINT
- SURVEYED PROP LINE
- ADJOINING PROP LINE
- PUBLIC R/W LINE
- WOOD PLANK FENCE
- CHAIN LINK FENCE
- STORM DRAIN PIPE
- OVERHEAD LINE
- OBSERVED ENCROACHMENT
- PLOTTED TITLE EXCEPTION
- HANDICAPPED SPACE
- UNDERGROUND FIBER
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- B.S. BUILDING SETBACK LINE
- R/W RIGHT OF WAY LINE
- ROAD CENTERLINE
- ELECTRICAL BOX
- TRAFFIC POLE
- TELEPHONE PED
- GAS ASSEMBLY
- FIRE HYDRANT
- CATCH BASIN
- UTILITY POLE
- WATER VALVE
- WATER METER
- LIGHT POLE
- YARD INLET
- CLEANOUT
- DUMPSTER
- BOLLARD
- WALKWAY
- SIGN
- WELL BOLLARD

Note: Any underground lines shown are based on surface evidence. The licensed surveyor cannot certify to the location of non-visible structures. Thus cannot accept liability for underground structure location.

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh, NC 27613 FAX 995-9616
FRM# L4382 E-MAIL : raleigh@murphygeomatics.com

NC Durham Creekstone Dr (ALTA 2023).dwg

ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA CERTIFIES TO:
(I) CHICAGO TITLE INSURANCE COMPANY; (II) CAPITAL WEPS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; & (III) UNITED COMMUNITY BANK AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2023.

JONATHAN F. MURPHY, 4382
DATE OF MAP: NOVEMBER 29, 2023
DATE: 2/10/24



TRACT 2
(SEE SHEET 2)

N/F HIGHWOODS REALTY LIMITED PARTNERSHIP
DB 9538 PG 046
PIN 0747559696

TRACT 3
(SEE SHEET 2)

N/F HIGHWOODS REALTY LIMITED PARTNERSHIP
DB 9538 PG 046
PIN 0747558736

Page Road
Public Right of Way

Revisions Table		
DATE	REVISION DESCRIPTION	INITIALS
1/29/24	CLIENT COMMENTS	KDM
2/9/24	CLIENT COMMENTS	KDM
2/20/24	CLIENT COMMENTS	KDM

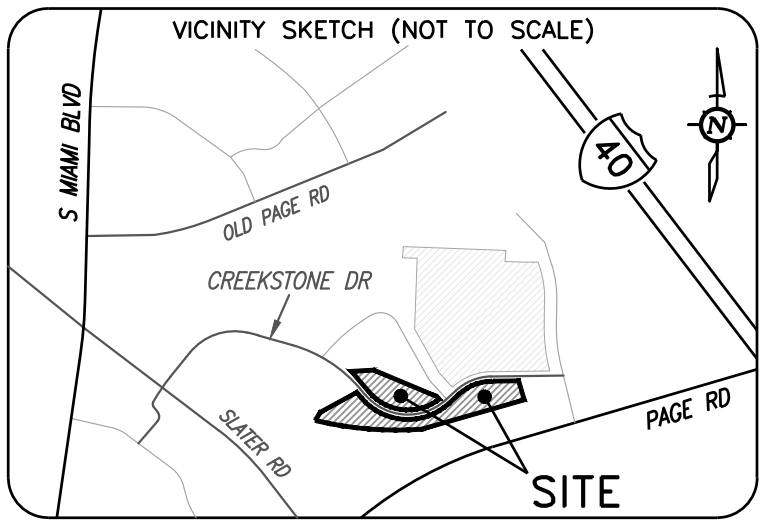
Sheet 1 of 2
ALTA/NSPS Land Title Survey
4825 Creekstone Drive

City of Durham, Durham County, NC

November 2023 - Scale: 1"=50'



File Name:NC DURHAM CREEKSTONE DR (ALTA 2023).DWG



PARCEL INFO

Owner: Highwoods Realty Limited Partnership, a North Carolina limited partnership

- Tract 1: 4825 Creekstone Drive, Durham, NC 27703
Deed Book 9338, Page 46
Deed Book 1982, Page 690
Plat Book 163, Page 13
PIN 0747662198
REID 157916
- Tract 2: 4752 Creekstone Drive, Durham, NC 27703
PIN 0747559696
REID 157920
- Tract 3: 4751 Creekstone Drive, Durham, NC 27703
PIN 0747558736
REID 157918

FEMA INFO

PER REVIEW OF FIRM MAP #3720074700K, EFFECTIVE DATE: 7/19/2022, THIS PARCEL IS NOT IN A FLOOD HAZARD AREA. THE DESIGNATION IS ZONE "X".

ENCROACHMENT

NO ENCROACHMENTS OBSERVED DURING SURVEY.

PARKING COUNT

- Total: 447
447 Regular Parking Spaces
8 Handicap Parking Spaces
455 Total Parking Spaces

ZONING (Tract 2)

ZONING LETTER PREPARED BY CITY OF DURHAM PLANNING DEPARTMENT (CASE #21240035) AND DATED 2/1/2024 DISCLOSES THE FOLLOWING:

EXISTING ZONING DESIGNATION: IL(D)

ZONING (Tract 3)

ZONING LETTER PREPARED BY CITY OF DURHAM PLANNING DEPARTMENT (CASE #21240034) AND DATED 2/1/2024 DISCLOSES THE FOLLOWING:

EXISTING ZONING DESIGNATION: IL(D)

RECORD LEGAL

TRACT 2:

Beginning at a point in the northern edge of the right-of-way New Page Road, said point being the southernmost corner of property conveyed to La Petite Academy by a deed recorded in Book 1617, Page 256, Durham County Registry and being located on a southeasterly direction along the northern edge of the right-of-way of New Page Road along a curve to the left having a radius of 1839.86 feet on arc distance of 288.87 from the southeast corner of TRACT 20 above; runs thence along and with the northern edge of the right-of-way of New Page Road the following two courses and distances: (1) in an easterly direction along a curve to the left having a radius of 1839.86 feet on arc distance of 574.90 feet; and (2) North 74°02' 43" East 573.79 feet to a point in the western line of property conveyed to the County of Durham by deed recorded in Book 1242, Page 531, Durham County Registry; runs thence with the western line of said property owned by the County of Durham, North 16° 26' 21" West 106.22 feet to a point in the southern edge of the right-of-way of Creekstone Drive; runs thence along and with the edge of the right-of-way of Creekstone Drive the following five courses and distances: (1) South 89° 19' 13" West 144.33 feet to a point; (2) in a southwesterly direction along a curve to the left having a radius of 265.51 feet on arc distance of 194.63 feet to a point; (3) South 47° 19' 14" West 73.00 feet to a point; (4) in a westerly direction along a curve to the right having a radius of 325.50 feet on arc distance of 525.50 feet to a point; and (5) North 40° 10' 46" West 39.61 feet to a point; runs thence with the southeastern line of the aforesaid property now or formerly belonging to La Petite Academy South 61° 28' 15" West 224.77 feet to a point and South 30° 01' 19" West 50.26 feet to the point and place of beginning and being all of that tract shown containing 2.75 acres on that certain boundary survey entitled "Creekstone Office Park - Undeveloped 29.16 acres ALTA/ACSM Land Title Survey for Highwoods Realty Limited Partnership Chicago Title Insurance Company First Union National Bank of North Carolina for itself and its designees", having a surveyor's certification dated May 10, 1994 by Jone E. Hoyle R.L.S., as revised May 18, 1994.

TRACT 3:

Beginning at a point in the northern edge of the right-of-way of Creekstone Drive, said point being the southernmost corner of Lot B, Creekstone Office Park, as shown on that certain map recorded in Plat Book 113, Page 46, Durham County Registry; runs thence with the southern line of said Lot B North 67° 14' 36" 389.03 feet to a point and South 86° 34' 56" West 120.42 feet to a point in the northern edge of the right-of-way of Creekstone Drive; runs thence with the north edge of the right-of-way of Creekstone Drive South 40° 10' 46" East 144.00 feet and in an easterly direction along a curve to the left having a radius of 274.50 feet on arc distance of 430.16 feet to the point of beginning, and being all of that certain tract shown containing 1.18 acres according to a boundary survey entitled "Creekstone Office Park - Undeveloped 29.16 acres ALTA/ACSM Land Title Survey for Highwoods Realty Limited Partnership Chicago Title Insurance Company First Union National Bank of North Carolina for itself and its designees", having a surveyor's certification dated May 10, 1994 by Jone E. Hoyle R.L.S., as revised on May 18, 1994.

AS-SURVEYED LEGAL

LYING AND BEING in Durham County, North Carolina, and being those three (3) certain tracts or parcels of land more particularly described as follows:

TRACT 2 (4752 Creekstone Drive; REID No. 157920):

ALL THAT tract or parcel of land containing 2.747 acres (or 119,664 square feet), more or less, as shown on that map entitled "ALTA/NSPS Land Title Survey 4751 & 4752 Creekstone Drive" by Jonathan Murphy Professional Land Surveying, dated November 29, 2023, and being more particularly described as follows according to said map:

BEGINNING at an existing boundary marker located on the northern margin of Terrace Pine Drive, a variable width public right of way, said boundary marker also being located South 76 degrees 22 minutes 42 seconds West 757.54 feet from a GPS derived data reference corner having North Carolina State Plane Coordinates (NAD 83) Y=236436.491M and X=623642.969M, and being the southernmost corner of property owned now or formerly by RST II LLC (DB 8739, PG 212; PB 123, PG 26; PIN 0747554765);

Thence with said property of RST II LLC the following two (2) lines:

- (1) North 30 degrees 01 minute 19 seconds East 50.26 feet to an existing boundary marker; and
- (2) North 61 degrees 26 minutes 15 seconds East 224.77 feet to a point on the southern margin of Creekstone Drive, a variable width public right of way;

Thence along the southern margin of said Creekstone Drive the following five (5) lines:

- (1) South 40 degrees 10 minutes 46 seconds East 39.61 feet to a mathematical point;
- (2) Along a curve to the left having a radius of 325.50 feet, an arc length of 525.50 feet, and a chord bearing and distance of South 86 degrees 24 minutes 55 seconds East 470.26 feet to a mathematical point;
- (3) North 47 degrees 19 minutes 14 seconds East 73.00 feet to a mathematical point;
- (4) Along a curve to the right having a radius of 265.51 feet, an arc distance of 194.63 feet, and a chord bearing and distance of North 68 degrees 20 minutes 09 seconds East 190.30 feet to a mathematical point; and
- (5) North 89 degrees 19 minutes 13 seconds East 144.33 feet to an existing boundary marker at the northwest corner of property owned now or formerly by County of Durham (DB 1242 PG 531; PIN 0747655767);

Thence with the western boundary of said property of County of Durham South 16 degrees 26 minutes 21 seconds East 106.22 feet to an existing boundary marker on the northern margin of Page Road, a variable width public right of way;

Thence with the northern margin of said Page Road, and the northern margin of said Terrace Pine Drive the following three (3) lines:

- (1) South 74 degrees 02 minutes 43 seconds West 573.79 feet to an existing boundary marker;
- (2) Along a curve to the right having a radius of 1,839.86 feet, an arc distance of 286.05 feet, and a chord bearing and distance of North 89 degrees 46 minutes 58 seconds West 285.76 feet to a mathematical point; and
- (3) Along a curve to the right having a radius of 1,838.74 feet, an arc distance of 288.87 feet, and a chord bearing and distance of North 80 degrees 52 minutes 18 seconds West 288.57 feet to the POINT OF BEGINNING.

TRACT 3 (4751 Creekstone Drive; REID No. 157918):

ALL that tract or parcel of land containing 1.176 acres (or 51,235 square feet), more or less, as shown on that map entitled "ALTA/NSPS Land Title Survey 4751 & 4752 Creekstone Drive" by Jonathan Murphy Professional Land Surveying, dated November 29, 2023, and being more particularly described as follows according to said map:

BEGINNING at an existing boundary marker located on the northern margin of Creekstone Drive, a variable width public right of way, said boundary marker also being located South 47 degrees 31 minutes 11 seconds West 86.00 feet from a GPS derived data reference corner having North Carolina State Plane Coordinates (NAD 83) Y=236436.491M and X=623642.969M and being the southernmost corner of property owned now or formerly by FCREY Creekstone LP (DB 9923 PG 300; PIN 0747568026);

Thence with the northern margin of said Creekstone Drive the following two (2) lines:

- (1) Along a curve to the right having a radius of 274.50 feet, an arc distance of 429.72 feet, and a chord bearing and distance of North 85 degrees 01 minute 33 seconds West 387.17 feet to an existing boundary marker; and
- (2) North 40 degrees 21 minutes 18 seconds West 144.00 feet to an existing boundary marker at common corner with said property of FCREY Creekstone LP;

Thence with the southern boundary of said property of FCREY Creekstone LP the following two (2) lines:

- (1) North 86 degrees 34 minutes 56 seconds East 120.42 feet to an existing boundary marker; and
- (2) South 67 degrees 14 minutes 36 seconds East 389.03 feet to the POINT OF BEGINNING.

TRACT 1 (SEE SHEET 1):

ALL that tract or parcel of land containing 1.176 acres (or 51,235 square feet), more or less, as shown on that map entitled "ALTA/NSPS Land Title Survey 4751 & 4752 Creekstone Drive" by Jonathan Murphy Professional Land Surveying, dated November 29, 2023, and being more particularly described as follows according to said map:

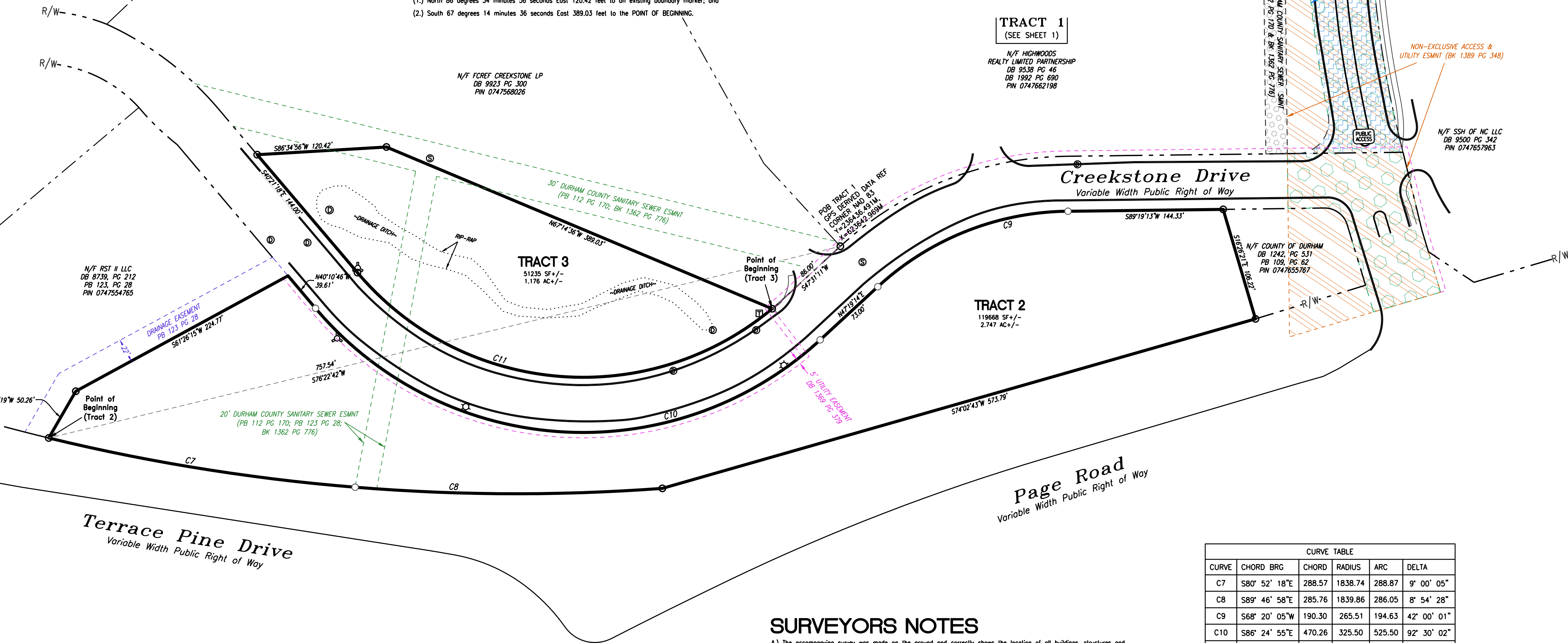
BEGINNING at an existing boundary marker located on the northern margin of Creekstone Drive, a variable width public right of way, said boundary marker also being located South 47 degrees 31 minutes 11 seconds West 86.00 feet from a GPS derived data reference corner having North Carolina State Plane Coordinates (NAD 83) Y=236436.491M and X=623642.969M and being the southernmost corner of property owned now or formerly by FCREY Creekstone LP (DB 9923 PG 300; PIN 0747568026);

Thence with the northern margin of said Creekstone Drive the following two (2) lines:

- (1) Along a curve to the right having a radius of 274.50 feet, an arc distance of 429.72 feet, and a chord bearing and distance of North 85 degrees 01 minute 33 seconds West 387.17 feet to an existing boundary marker; and
- (2) North 40 degrees 21 minutes 18 seconds West 144.00 feet to an existing boundary marker at common corner with said property of FCREY Creekstone LP;

Thence with the southern boundary of said property of FCREY Creekstone LP the following two (2) lines:

- (1) North 86 degrees 34 minutes 56 seconds East 120.42 feet to an existing boundary marker; and
- (2) South 67 degrees 14 minutes 36 seconds East 389.03 feet to the POINT OF BEGINNING.



SURVEYORS NOTES

A.) The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; that there are no visible encroachments on the subject property or upon the land abutting said property.

B.) This map or plat and the survey on which it is based were made in accordance with laws regulating surveying in the State of North Carolina.

C.) The property described herein is the same property described in Chicago Title Insurance Company Commitment No 23-13648RA, dated November 13, 2023 at 5:00 PM (As to Tract 1) and December 15, 2023 at 5:00 pm (As to Tracts 2 and 3) and all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the Subject Property.

D.) Except as shown, all visible utilities serving the subject property enter through adjoining public street(s) and/or recorded public utility easement(s).

E.) The surveyor currently is covered by a professional liability policy in the amount of \$1 million.

F.) The Subject Property has direct physical access to Page Creek Lane & Creekstone Drive, both being a dedicated public right-of-way.

G.) There was no apparent evidence of cemeteries or burial grounds observed on site.

H.) There are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the survey.

I.) There was no apparent evidence of wetland delineation markers were observed on site at time of survey.

J.) The Subject Property forms a mathematically closed figure and is contiguous with adjacent parcels with no apparent gaps, gores or overlaps.

Revisions Table		
DATE	REVISION DESCRIPTION	INITIALS
1/29/24	CLIENT COMMENTS	KDM
2/9/24	CLIENT COMMENTS	KDM
2/20/24	CLIENT COMMENTS	KDM

TITLE

Surveyor's review of Chicago Title Insurance Company Commitment No 23-13648RA, dated November 13, 2023 at 5:00 PM (As to Tract 1) and December 15, 2023 at 5:00 pm (As to Tracts 2 and 3)

Schedule B - Section II

1-2.) STANDARD EXCEPTIONS.

3.) Covenants, conditions, restrictions, easements, and liens provided for in instrument(s) filed for record in Book 1353, page 196; Book 1519, page 333; Book 1938, page 16, and any related maps, plans, bylaws and other document(s) and amendment(s).

-AFFECTS. NOTHING TO PLOT.

4.) Any right, easement, setback, interest, claim, encroachment, encumbrance, violation, variations or other adverse circumstance affecting the Title disclosed by plat(s) recorded in Plat Book 163, Page 13 (As to Tract 1); Plat Book 112, Page 170, shown on Survey (As to Tracts 1, 2, and 3); Plat Book 114, Page 199 (As to Tracts 1); Plat Book 113, Page 46 (As to Tracts 1, 2, and 3); Plat Book 114, Page 191, shown on Survey (As to Tract 1), and Plat Book 123, Page 28 shown on survey (As to Tract 2)

-ALL MATTERS SHOWN HEREON.

5.) INTENTIONALLY DELETED.

6.) STANDARD EXCEPTIONS.

7.) Easement(s) to Duke Power Company recorded in Book 177, page 91.

-BLANKET IN NATURE.

8.) **INTENTIONALLY DELETED** Deed of Easement to Department of Transportation recorded in Book 1226, page 971.

-UNABLE TO DETERMINE EFFECTS. NOT PLOTTABLE.

9.) Deed of Easement to General Telephone Company of the South recorded in Book 1369, page 379 (As to Tracts 1, 2, and 3).

-AFFECTS AS SHOWN HEREON.

10.) **INTENTIONALLY DELETED** Restrictions and reservation of easements as evidenced in General Warranty Deed recorded in Deed Book 1934, page 787.

-DOES NOT APPEAR TO AFFECT.

11.) Deed of Easement to the County of Durham recorded in Book 1362, page 776.

-AFFECTS AS SHOWN HEREON.

12.) Restrictive covenants and easements contained in those certain General Warranty Deeds recorded in Deed Book 1389, page 279 and Deed Book 1389, page 285. (As to Tract 1)

-EASEMENTS REFERENCED IN DOCUMENT NOT PLOTTABLE.

13.) Nonexclusive Sign, Access and Utility Easement recorded in Book 1389, page 358. (As to Tract 1)

-AFFECTS AS SHOWN HEREON.

14.) Nonexclusive Access and Utility Easement recorded in Book 1389, page 348. (As to Tract 1)

-AFFECTS AS SHOWN HEREON.

15.) Parking License Declaration recorded in Book 9892, page 400. (As to Tract 1)

-NOT A SURVEY MATTER.

16.) Access and Utility Easement Agreement recorded in Book 8524, page 791. (As to Tract 1)

-AFFECTS AS SHOWN HEREON.

17.) Terms and provisions of the lease by and between Highwoods Realty Limited Partnership, a North Carolina limited partnership and Private Diagnostic Clinic, PLLC, a North Carolina professional limited liability company, a memorandum of which is recorded in Book 8000, page 819. (As to Tract 1)

-NOT A SURVEY MATTER.

18.) Declaration of Cross Access and Drainage Easements recorded in Book 2725, page 551. (As to Tract 2)

-BLANKET IN NATURE.

19.) Riparian and/or littoral rights incident to the Land; rights of others in and to the continuous and uninterrupted flow of the waters bounding or crossing the Land; and title to any portion of the Land owned by any governmental entity including, but not limited to, marsh, dredged and/or filled areas and Land below the mean high-water mark.

-AT TIME OF SURVEY, NO WATER BODIES OR STREAMS WERE OBSERVED WITHIN OR CROSSING THE SUBJECT PROPERTY.

20.) Memorandum of Action by the Department of Transportation, recorded in Book 1766, page 702; Consent Judgment regarding Civil Action 92-CVS-3760 recorded in Book 2551, page 609. (As to Tract 2)

-CANNOT DETERMINE EFFECTS WITHOUT BENEFIT OF NCDOT PLAN #8.U401709/ 6.408001T.

21.) Easement(s) contained in that certain Deed recorded in Book 1369, page 379. (As to Tract 2)

-AFFECTS AS SHOWN HEREON.

LEGEND OF SYMBOLS

- EXISTING BOUNDARY MARKER
- SET BOUNDARY MARKER
- CONCRETE MONUMENT
- MATHEMATICAL POINT
- SURVEYED PROP LINE
- ADJOINING PROP LINE
- PUBLIC R/W LINE
- WOOD PLANK FENCE
- CHAIN LINK FENCE
- STORM DRAIN PIPE
- OVERHEAD LINE
- OBSERVED ENCROACHMENT
- PLOTTED TITLE EXCEPTION
- REGULAR PARKING SPACE
- HANDICAPPED SPACE
- UNDERGROUND FIBER
- DRAINAGE MANHOLE
- SANITARY MANHOLE
- BUILDING SETBACK LINE
- R/W RIGHT OF WAY LINE
- ROAD CENTERLINE
- ELECTRICAL BOX
- TRAFFIC POLE
- TELEPHONE PED
- GAS ASSEMBLY
- FIRE HYDRANT
- CATCH BASIN
- UTILITY POLE
- WATER PIPE
- WATER VALVE
- WATER METER
- LIGHT POLE
- YARD INLET
- CLEANOUT
- DUMPSTER
- BOLLARD
- WALKDOX
- SCN
- WELL BOLLARD

Note: Any underground lines shown are based on surface evidence. The licensed surveyor cannot certify to the location of non-visible structures. Thus cannot accept liability for underground structure location.

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
FIRM# L4382 E-MAIL : raleigh@murfphygeomatics.com

NC Durham Creekstone Dr (ALTA 2023).dwg

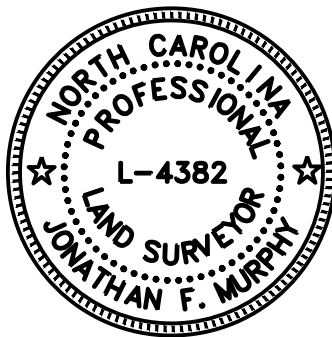
ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA CERTIFIES TO:
(I) CHICAGO TITLE INSURANCE COMPANY; (II) CAPITAL MEPS, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY; & (III) UNITED COMMUNITY BANK AND ITS SUCCESSORS AND ASSIGNS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA & NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11, 13, 14, 16, 17, 18, & 19 OF TABLE A THEREOF. THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 22, 2023.

JONATHAN F. MURPHY, 4382
DATE OF MAP: NOVEMBER 29, 2023



ALTA NOTES

6.) Zoning information provided by client.

11.) All evidence of utilities observed at the time of the survey shown hereon.

13.) Adjoining property owners and public right of way information identified hereon.

16.) No evidence of recent earth moving work, building construction, or building additions observed on site at time of the survey.

17.) No changes in street right of way lines observed on or adjacent to site at time of the survey.

18.) All plottable off-site easements or servitudes noted within the title commitment referenced hereon are shown and labeled on the survey.

Sheet 2 of 2
ALTA/NSPS Land Title Survey
4751 & 4752 Creekstone Drive

City of Durham, Durham County, NC

Nov 2023 - Scale: 1"=50'

