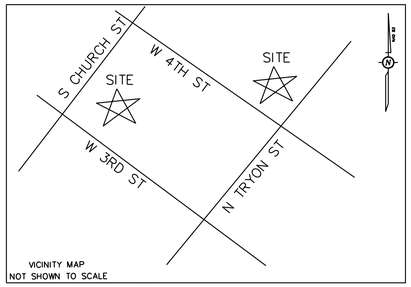


VICINITY MAP
NOT SHOWN TO SCALE

PARCEL INFO:

OWNER: OSPREY TRYON PARTNERS, LLC
207 S CHURCH ST, CHARLOTTE, NC 28202
20151 - 189
PARCEL ID 07301603B
OWNER: OSPREY TRYON PARTNERS, LLC
128 S TRYON ST 1940 CHARLOTTE NC 28202
20151 - 197
PARCEL ID 07301103B

OTHER ADDRESS:
205 S CHURCH STREET
209 S CHURCH STREET
CHARLOTTE NC 28202

FEMA/INFORMATION

PER REVIEW OF FIRM MAP # 3710454400K
EFFECTIVE DATE: SEPTEMBER 2, 2015, THIS PARCEL IS NOT IN A FLOOD HAZARD AREA.
ITS DESIGNATION IS ZONE "X"

ZONING

ZONING REPORT PROVIDED BY PZR FOR TORCHLIGHT INVESTORS LLC
DATED 3/22/2017
CITY OF CHARLOTTE PLANNING
UMUD UPTOWN MIXED USE DISTRICT
FRONT SETBACK 12' FROM CURB
SIDE SETBACK - NONE REQUIRED
NO MAXIMUM HEIGHT
REQUIRED PARKING SPACES 204

ENCROACHMENTS

(A) BRICK WALL CROSSES PROPERTY LINE 0.83'

(B) BUILDING ENCROACHES 4.5'

LEGAL DESCRIPTION

TRACT A: (OFFICE TRACT)

THE LEASEHOLD ESTATE CREATED BY INSTRUMENT REFERRED TO HEREIN AS THE "OFFICE LEASE", EXECUTED BY NEUSE, INCORPORATED, AS LANDLORD, AND IDEVCO/LITTLE JOINT VENTURE, AS TENANT, DATED DECEMBER 5, 1984, A MEMORANDUM OF WHICH IS RECORDED AT BOOK 4942, PAGE 220, MECKLENBURG COUNTY REGISTRY; AS AMENDED BY ASSIGNMENT OF LEASE DATED OCTOBER 8, 1986, BY AND BETWEEN CENTRIMA/LITTLE JOINT VENTURE, FORMERLY KNOWN AS IDEVCO/LITTLE JOINT VENTURE AS DEVELOPER AND PITTSBURGH NATIONAL BANK AS PURCHASER RECORDED IN BOOK 5335, PAGE 472, MECKLENBURG COUNTY REGISTRY; AS FURTHER AMENDED BY ASSIGNMENT OF GROUND LEASES DATED DECEMBER 28, 1993, BY AND BETWEEN PNC BANK, NATIONAL ASSOCIATION, FORMERLY PITTSBURGH NATIONAL BANK, AS TRUSTEE FOR THE PUBLIC SCHOOL EMPLOYEES RETIREMENT SYSTEM OF THE COMMONWEALTH OF PENNSYLVANIA AS ASSIGNOR AND KEYSTONE CHARLOTTE PROPERTY HOLDING CORP. AS ASSIGNEE RECORDED IN BOOK 7701, PAGE 962, MECKLENBURG COUNTY REGISTRY; AS FURTHER AMENDED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSIGNMENT AGREEMENT DATED MARCH 31, 2006, BY AND BETWEEN TRIZEC PROPERTIES, INC. AS ASSIGNOR AND OSPREY TRYON PARTNERS, LLC AS ASSIGNEE RECORDED IN BOOK 8856, PAGE 590, MECKLENBURG COUNTY REGISTRY; AS FURTHER AMENDED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT DATED JULY 15, 1998, BY AND BETWEEN CRIN-CHARLOTTE I LIMITED PARTNERSHIP AS ASSIGNOR AND TRIZECHAHN TBI CHARLOTTE LLC AS ASSIGNEE RECORDED IN BOOK 9810, PAGE 30, MECKLENBURG COUNTY REGISTRY; AS FURTHER AMENDED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (OFFICE TOWER) DATED MAY 15, 2001, BY AND BETWEEN TRIZECHAHN TBI CHARLOTTE LLC AS ASSIGNOR AND TRIZECHAHN CENTERS INC. AS ASSIGNEE RECORDED IN BOOK 12234, PAGE 356, MECKLENBURG COUNTY REGISTRY; AS FURTHER AMENDED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT DATED MARCH 10, 2006, BY AND BETWEEN TRIZEC REALTY, LLC AS ASSIGNOR AND TRIZEC PROPERTIES, INC. AS ASSIGNEE RECORDED IN BOOK 20151, PAGE 181, MECKLENBURG COUNTY REGISTRY; AND AS FURTHER AMENDED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT DATED MARCH 10, 2006, BY AND BETWEEN TRIZEC PROPERTIES, INC. AS ASSIGNOR AND OSPREY TRYON PARTNERS, LLC AS ASSIGNEE RECORDED IN BOOK 20151, PAGE 197, MECKLENBURG COUNTY REGISTRY; AND AS FURTHER AMENDED BY ASSIGNMENT OF GROUND LEASE BY AND BETWEEN OSPREY TRYON PARTNERS, LLC, AS ASSIGNOR, AND TDC BLACKBIRD FCBP, LLC, AS ASSIGNEE, TO BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY; AND FURTHER DESCRIBED AS FOLLOWS: AS TO TRACT A

THE FOLLOWING DESCRIBED PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA, TO WIT:

BEGINNING AT A P-K NAIL WHICH IS AT THE POINT OF INTERSECTION OF THE WESTERLY RIGHT OF WAY OF SOUTH TRYON STREET WITH THE NORTHERLY RIGHT OF WAY OF WEST FOURTH STREET RUNNING THENCE WITH THE SAID NORTHERLY RIGHT OF WAY OF WEST FOURTH STREET NORTH 48 DEGREES 11 MINUTES 35 SECONDS WEST 193.50 FEET TO A P-K NAIL; THENCE NORTH 44 DEGREES 42 MINUTES 46 SECONDS EAST 181.61 FEET TO A P-K NAIL SET IN PAVEMENT; THENCE SOUTH 45 DEGREES 48 MINUTES 56 SECONDS EAST 104.82 FEET TO A POINT; THENCE SOUTH 45 DEGREES 12 MINUTES 41 SECONDS WEST 0.50 FEET TO A POINT; THENCE SOUTH 47 DEGREES 47 MINUTES 54 SECONDS EAST 90.18 FEET TO A P-K NAIL IN THE WESTERLY RIGHT OF WAY OF SOUTH TRYON STREET; THENCE WITH SAID RIGHT OF WAY OF SOUTH TRYON STREET SOUTH 45 DEGREES 50 MINUTES 11 SECONDS WEST 83.16 FEET TO A POINT; THENCE CONTINUING WITH SAID RIGHT OF WAY OF SOUTH TRYON STREET SOUTH 44 DEGREES 47 MINUTES 05 SECONDS WEST 93.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED LAND CONTAINED IN THE FOLLOWING INSTRUMENTS.

1. AIR SPACE EASEMENT RECORDED IN BOOK 4480, PAGE 926; AMENDED BY CORRECTIVE AND SUPPLEMENTARY AGREEMENT RECORDED IN BOOK 4942, PAGE 272, MECKLENBURG COUNTY REGISTRY.
2. AIR SPACE EASEMENT CONTAINED IN INSTRUMENT RECORDED IN BOOK 3547, PAGE 551, MECKLENBURG COUNTY REGISTRY.
3. VEHICULAR ACCESS EASEMENT RECORDED IN BOOK 4472, PAGE 1; AS AMENDED BY AMENDMENT AND SUPPLEMENTAL AGREEMENT RECORDED IN BOOK 5840, PAGE 166, MECKLENBURG COUNTY REGISTRY.

TRACT B (PARKING)

THE LEASEHOLD ESTATE CREATED BY INSTRUMENT REFERRED TO HEREIN AS THE "PARKING LEASE", EXECUTED BY FIRST CITIZENS BANK AND TRUST COMPANY AND NEUSE, INCORPORATED, AS LANDLORD, AND CENTERMA/LITTLE JOINT VENTURE, AS TENANT, DATED DECEMBER 10, 1985, A MEMORANDUM OF WHICH IS RECORDED AT BOOK 5139, PAGE 793, MECKLENBURG COUNTY REGISTRY; AS ASSIGNED TO PITTSBURGH NATIONAL BANK BY ASSIGNMENT RECORDED IN BOOK 5335, PAGE 481, AS FURTHER ASSIGNED BY KEYSTONE CHARLOTTE PROPERTY HOLDING CORP. BY ASSIGNMENT OF GROUND LEASE RECORDED IN BOOK 7701, PAGE 962, AND FURTHER ASSIGNED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT RECORDED IN BOOK 8856, PAGE 583, AND FURTHER ASSIGNED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT TO TRIZECHAHN TBI CHARLOTTE LLC, A DELAWARE LIMITED LIABILITY COMPANY BY ASSIGNMENT RECORDED IN BOOK 9810, PAGE 38, AS FURTHER ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (PARKING) DATED MARCH 10, 2006 AND RECORDED IN BOOK 12234, PAGE 349; AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT TO TRIZEC PROPERTIES, INC. DATED MARCH 10, 2006 AND RECORDED IN BOOK 20151, PAGE 181, MECKLENBURG COUNTY REGISTRY; AS FURTHER ASSIGNED BY ASSIGNMENT OF LEASEHOLD INTEREST AND ASSUMPTION AGREEMENT DATED MARCH 10, 2006 AND RECORDED IN BOOK 20151, PAGE 205, MECKLENBURG COUNTY REGISTRY; AND AS FURTHER AMENDED BY ASSIGNMENT OF GROUND LEASE BY AND BETWEEN OSPREY TRYON PARTNERS, LLC, AS ASSIGNOR, AND TDC BLACKBIRD FCBP, LLC, AS ASSIGNEE, TO BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY; AND FURTHER DESCRIBED AS FOLLOWS: AS TO TRACT B

THE FOLLOWING DESCRIBED PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA, TO WIT:

BEGINNING AT A TACK SET IN THE LEAD SLEEVE IN THE SOUTHERN RIGHT OF WAY LINE OF SOUTH CHURCH STREET, SAID POINT BEING THE INTERSECTION OF THE NORTHERN OF THE CONNECTICUT MUTUAL LIFE INSURANCE CO. PROPERTY (NOW OR FORMERLY) (DEED BOOK 6648, PAGE 470) AND THE SOUTHERN RIGHT OF WAY LINE OF SOUTH CHURCH STREET; THENCE WITH SAID RIGHT OF WAY LINE OF SOUTH CHURCH STREET NORTH 44 DEGREES 55 MINUTES 38 SECONDS EAST 170.76 FEET TO A TACK SET IN A LEAD SLEEVE; THENCE WITH A CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CHORD BEARING AND DISTANCE OF WITH THE ARC OF A CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 16.00 FEET, A CHORD BEARING OF 16.79 FEET (CHORD: SOUTH 85 DEGREES 22 MINUTES 04 SECONDS EAST 17.69 FEET) TO A TACK SET IN A LEAD SLEEVE IN THE SOUTHWESTERLY MARGIN OF THE RIGHT OF WAY LINE OF WEST FOURTH STREET; THENCE WITH THE RIGHT OF WAY LINE OF WEST FOURTH STREET SOUTH 48 DEGREES 48 MINUTES 30 SECONDS EAST 170.20 FEET TO A TACK SET IN A LEAD SLEEVE IN THE NORTHWESTERLY BOUNDARY OF THAT PROPERTY OWNED BY BRANCH BANKING AND TRUST CO. (NOW OR FORMERLY) (DEED BOOK 6731, PAGE 762); THENCE SOUTH 42 DEGREES 56 MINUTES 18 SECONDS WEST 88.51 FEET TO A POINT; THENCE SOUTH 47 DEGREES 58 MINUTES 16 SECONDS EAST 11.41 FEET TO A POINT; THENCE SOUTH 44 DEGREES 54 MINUTES 28 SECONDS WEST 36.68 FEET TO A POINT; THENCE SOUTH 44 DEGREES 58 MINUTES 58 SECONDS WEST 61.24 FEET TO A LARGE NAIL SET; THENCE WITH THE NORTHEASTERLY BOUNDARY OF THE CONNECTICUT MUTUAL LIFE INSURANCE CO. (NOW OR FORMERLY) PROPERTY LINE NORTH 47 DEGREES 41 MINUTES 18 SECONDS WEST 198.13 FEET TO A TACK IN THE SOUTHERN RIGHT OF WAY LINE OF SOUTH CHURCH STREET SAID TACK BEING THE POINT AND PLACE OF BEGINNING.

WALKWAY TRACT

THE LEASEHOLD ESTATE AND EASEMENT RIGHTS CREATED BY THAT CERTAIN AIR RIGHTS EASEMENT LEASE - 99 YEAR TERM, HEREIN REFERRED TO AS THE "AIR RIGHTS LEASE", EXECUTED BY THE CITY OF CHARLOTTE, AS LANDLORD, AND CENTERMA/LITTLE JOINT VENTURE, AS TENANT, WHICH WAS RECORDED IN BOOK 5334, PAGE 924, AND THAT CERTAIN CROSSWALK AGREEMENT HEREIN REFERRED TO AS THE AGREEMENT RECORDED IN BOOK 5334, PAGE 927, BOTH THE LEASE AND AGREEMENT AS ASSIGNED IN BOOK 5335, PAGE 234, AND ASSIGNED IN BOOK 12234, PAGE 342, MECKLENBURG COUNTY REGISTRY; AND FURTHER AMENDED BY ASSIGNMENT AND ASSUMPTION OF AIR RIGHTS LEASE AND CROSSWALK BY AND BETWEEN OSPREY TRYON PARTNERS, LLC, AS ASSIGNOR, AND TDC BLACKBIRD FCBP, LLC, AS ASSIGNEE, TO BE RECORDED IN THE MECKLENBURG COUNTY REGISTRY, DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED TRACT, CONSISTING OF THAT AIR SPACE LOCATED BETWEEN SEVENTEEN AND FORTY-FIVE FEET ABOVE STREET LEVEL, SITUATE, LYING AND BEING IN THE COUNTY OF MECKLENBURG, STATE OF NORTH CAROLINA, TO WIT:

BEGINNING AT A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST FOURTH STREET AS ESTABLISHED BY DEED TO THE CITY OF CHARLOTTE (DEED BOOK 5332, PAGE 558), SAID POINT BEING 145.85 FEET AS MEASURED ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST FOURTH STREET FROM A POINT WHERE IT INTERSECTS INTERSECT THE SOUTHEASTERLY RIGHT OF WAY LINE OF SOUTH CHURCH STREET, IF EXTENDED; THENCE S. 88 DEGREES 41 MINUTES 21 SECONDS E. 79.36 FEET TO A POINT IN THE NORTHEASTERLY RIGHT OF WAY OF WEST FOURTH STREET; THENCE WITH SAID RIGHT OF WAY LINE TWO CALLS (1) S. 48 DEGREES 17 MINUTES 54 SECONDS E. 1.48 FEET TO A POINT REFERENCED BY A P-K NAIL SET AT GROUND LEVEL, THE WESTERMOST CORNER OF TRACT A; (2) S. 48 DEGREES 11 MINUTES 35 SECONDS E. 33.93 FEET TO A POINT; THENCE LEAVING THE NORTHEASTERLY RIGHT OF WAY LINE OF WEST FOURTH STREET N. 88 DEGREES 41 MINUTES 21 SECONDS W. 64.90 FEET TO A POINT IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST FOURTH STREET; THENCE WITH THE MARGIN OF WEST FOURTH STREET, N. 48 DEGREES 51 MINUTES 42 SECONDS W. 8.35 FEET TO A POINT REFERENCED BY A P-K NAIL FOUND AT GROUND LEVEL, THE COMMON CORNER OF THE BRANCH BANKING AND TRUST CO. PROPERTY (NOW OR FORMERLY) DEED BOOK 6731, PAGE 761); THENCE WITH THE COMMON LINE OF BRANCH BANKING AND TRUST CO. (NOW OR FORMERLY) NORTHWESTERLY PROPERTY LINE S. 42 DEGREES 56 MINUTES 18 SECONDS W. 8.89 FEET TO A TACK SET IN A LEAD SLEEVE, THE EASTERMOST CORNER OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF WEST FOURTH STREET N. 48 DEGREES 48 MINUTES 30 SECONDS W. 37.89 FEET TO THE POINT AND PLACE OF BEGINNING.

THE OFFICE LEASE, THE PARKING LEASE, AND THE AIR RIGHTS LEASE ARE HEREINAFTER REFERRED TO COLLECTIVELY AS THE "LEASE" FOR PURPOSES OF THE LEASEHOLD ENDORSEMENT.

SURVEYOR NOTES

PREMISES IS ADEQUATELY SERVED BY PUBLIC UTILITIES OBSERVED.

ALL UTILITIES SERVING THE SUBJECT PROPERTY ENTER AND EXIT THE SUBJECT PROPERTY THROUGH PUBLIC RIGHTS OF WAY OR THROUGH EASEMENTS SPECIFICALLY DEDICATED TO EACH UTILITY'S USE.

NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK.

NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

NO OBSERVED EVIDENCE OF THE SITE USED AS A SOLID WASTE DUMP OR FILL.

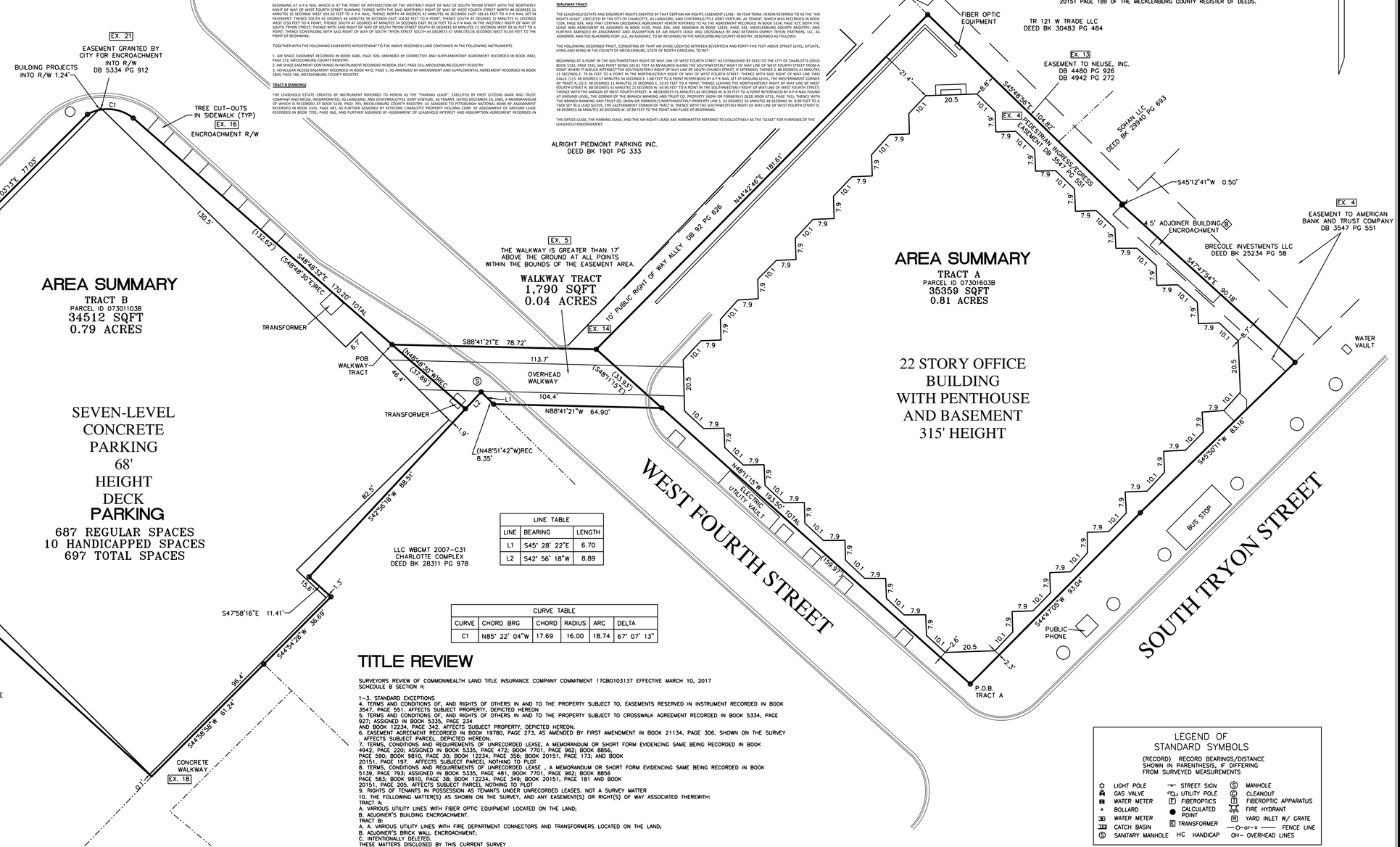
NO EVIDENCE OF WETLANDS AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES.

LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT.

THE PROPERTY HAS ACCESS TO PUBLICLY DEDICATED RIGHT OF WAY IN SOUTH CHURCH STREET, SOUTH TRYON STREET AND WEST FOURTH STREET.

NO PARTY WALLS WITNESSED DURRING FIELD SURVEY

THE COMMITMENT AND SURVEY LEGAL DESCRIPTION ARE THE SAME AS RECORDED IN BOOK 20151 PAGE 189 OF THE MECKLENBURG COUNTY REGISTER OF DEEDS.



AREA SUMMARY

TRACT B
PARCEL ID 07301103B
34512 SQFT
0.79 ACRES

AREA SUMMARY

TRACT A
PARCEL ID 07301603B
35359 SQFT
0.81 ACRES

22 STORY OFFICE BUILDING WITH PENTHOUSE AND BASEMENT 315' HEIGHT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S45° 28' 22"E	6.70
L2	S42° 56' 18"W	8.89

CURVE TABLE					
CURVE	CHORD BRG	CHORD	RADIUS	ARC	DELTA
C1	N85° 22' 04"W	17.69	16.00	18.74	67° 07' 13"

TITLE REVIEW

SURVEYORS REVIEW OF COMMONWEALTH LAND TITLE INSURANCE COMPANY COMMITMENT 17GBO103137 EFFECTIVE MARCH 10, 2017
SCHEDULE B SECTION II:

1-3. STANDARD EXCEPTIONS
4. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO THE PROPERTY SUBJECT TO, EASEMENTS RESERVED IN INSTRUMENT RECORDED IN BOOK 3547, PAGE 551. AFFECTS SUBJECT PROPERTY; DEPICTED HEREON
5. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO THE PROPERTY SUBJECT TO CROSSWALK AGREEMENT RECORDED IN BOOK 5334, PAGE 927; ASSIGNED IN BOOK 5335, PAGE 234
AND BOOK 12234, PAGE 342. AFFECTS SUBJECT PROPERTY, DEPICTED HEREON.
6. EASEMENT AGREEMENT RECORDED IN BOOK 19780, PAGE 273, AS AMENDED BY FIRST AMENDMENT IN BOOK 21134, PAGE 306, SHOWN ON THE SURVEY . AFFECTS SUBJECT PARCEL. DEPICTED HEREON.
7. TERMS, CONDITIONS AND REQUIREMENTS OF UNRECORDED LEASE. A MEMORANDUM OR SHORT FORM EVIDENCING SAME BEING RECORDED IN BOOK 4942, PAGE 220; ASSIGNED IN BOOK 5335, PAGE 472; BOOK 7701, PAGE 962; BOOK 8856,
PAGE 590; BOOK 9810, PAGE 30; BOOK 12234, PAGE 356; BOOK 20151, PAGE 173; AND BOOK
20151, PAGE 197. AFFECTS SUBJECT PARCEL NOTHING TO PLOT
8. TERMS, CONDITIONS AND REQUIREMENTS OF UNRECORDED LEASE , A MEMORANDUM OR SHORT FORM EVIDENCING SAME BEING RECORDED IN BOOK 5139, PAGE 793; ASSIGNED IN BOOK 5335, PAGE 481, BOOK 7701, PAGE 962; BOOK 8856
PAGE 583; BOOK 9810, PAGE 38; BOOK 12234, PAGE 349; BOOK 20151, PAGE 181 AND BOOK
20151, PAGE 205. AFFECTS SUBJECT PARCEL NOTHING TO PLOT
9. RIGHTS OF TENANTS IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES. NOT A SURVEY MATTER
10. THE FOLLOWING MATTER(S) AS SHOWN ON THE SURVEY, AND ANY EASEMENT(S) OR RIGHT(S) OF WAY ASSOCIATED THEREWITH:
TRACT A:
A. VARIOUS UTILITY LINES WITH FIBER OPTIC EQUIPMENT LOCATED ON THE LAND;
B. ADJOINER'S BUILDING ENCROACHMENT.
TRACT B:
A. A. VARIOUS UTILITY LINES WITH FIRE DEPARTMENT CONNECTORS AND TRANSFORMERS LOCATED ON THE LAND;
B. ADJOINER'S BRICK WALL ENCROACHMENT;
C. INTENTIONALLY DELETED.
THESE MATTERS DISCLOSED BY THIS CURRENT SURVEY
11. SHORTAGE IN ACREAGE. NOT A SURVEY MATTER
12. STATUTORY LIENS OF MECHANICS, LABORERS AND MATERIALMEN THAT HAVE PERFORMED OR FURNISHED
LABOR, PROFESSIONAL DESIGN OR SURVEYING SERVICES, OR FURNISHED MATERIALS OR RENTAL
EQUIPMENT OF WHICH NO NOTICE APPEARS OF RECORD. (NOTE: THIS EXCEPTION WILL BE DELETED
ONLY UPON RECEIPT OF DOCUMENTATION SATISFACTORY TO THE COMPANY SATISFYING THE MATERIAL
AND LABOR LIENS REQUIREMENT SET OUT IN SCHEDULE B-1 OF THIS COMMITMENT.)NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT A ONLY: NOT A SURVEY MATTER
13. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO THE PROPERTY SUBJECT TO, AIR SPACE EASEMENT RECORDED IN BOOK 4480, PAGE 926; AMENDED IN BOOK 4942, PAGE 272. AFFECTS SUBJECT PARCEL SHOWN HEREON
14. RIGHT-OF-WAY RECORDED IN BOOK 92, PAGE 626, ALLEYWAY DEPICTED ON SURVEY
15. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO THE PROPERTY SUBJECT TO VEHICULAR ACCESS EASEMENT RECORDED IN BOOK 4473, PAGE 1; AMENDED IN BOOK 5840, PAGE 166. OFFSITE EASEMENT SHOWN ON SURVEY
16. CONTRACT ENCROACHMENT RIGHT-OF-WAY RECORDED IN BOOK 6031, PAGE 871. AFFECTS SUBJECT PARCEL ADJACENT RIGHT OF WAY. ENCROACHMENT AREAS NOTED ON SURVEY.
NOTE: THE FOLLOWING EXCEPTIONS APPLY TO TRACT B ONLY:
17. PARKING AGREEMENT RECORDED IN BOOK 5139, PAGE 693; ASSIGNED IN BOOK 5196, PAGE 283. PARKING AGREEMENT NOT A SURVEY MATTER
18. INTENTIONALLY DELETED
19. EASEMENT(S) OR RIGHT(S)-OF-WAY IN FAVOR OF CITY OF CHARLOTTE RECORDED IN INTENTIONALLY DELETED AND BOOK 5332, PAGE 554. (APPLIES TO TRACT B ONLY) AFFECTS SUBJECT PROPERTY, DEPICTED HEREON
20. TERMS, CONDITIONS AND REQUIREMENTS OF AIR RIGHT EASEMENT LEASE - 99 YEAR TERM RECORDED IN BOOK 5334, PAGE 924; ASSIGNED IN BOOK 5335, PAGE 234 AND BOOK 12234, PAGE 342. (APPLIES TO WALKWAY TRACT) SEE EXCEPTION 5 EASEMENTS SHOWN ON SURVEY
21. TERMS, CONDITIONS OF THAT EASEMENT BY THE CITY OF CHARLOTTE RECORDED IN BOOK 5334, PAGE 912 (APPLIES TO TRACT B ONLY) AFFECTS SUBJECT PROPERTY, DEPICTED HEREON

ALTA CERTIFICATION

THE UNDERSIGNED, BEING A REGISTERED SURVEYOR OF THE STATE OF NORTH CAROLINA CERTIFIES TO (I) FIDELITY NATIONAL TITLE GROUP (II) KILPATRICK TOWNSEND & STOCKTON LLP (III) INVESTORS TITLE INSURANCE COMPANY (IV) OSPREY TRYON PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY (V) THE DILWEG COMPANIES, LLC (VI) TORCHLIGHT INVESTORS, LLC, ITS SUCCESSORS AND/OR ASSIGNS AND (VII) DDF V REIT HOLDINGS, LLC, ITS SUCCESSORS AND/OR ASSIGNS (VIII) TDC BLACKBIRD FCBP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

THREE DEUCES SOUTH TRYON LLC DEED BK 21996 PG 701

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) AND (B), 7(A), 7(B)(1), 7(B)(2), 7(C), 8, 9, 10, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 1, 2017.

THE PARTIES LISTED ABOVE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE. APRIL 5 2017

DATE OF PLAT OR MAP: MARCH 30, 2017
JONATHAN F. MURPHY, PROFESSIONAL LAND SURVEYOR
10505 LEAFWOOD PLACE RALEIGH NC 27613 919-280-8189

NORTH CAROLINA PROFESSIONAL L-4382 LAND SURVEYOR JONATHAN F. MURPHY

GENERAL LEGEND OF NOMENCLATURE

- EXISTING IRON PIN (EIP)
- IRON PIPE SET
- PK NAIL
- OFFSITE CONTROL POINT
- CONCRETE MONUMENT
- 1234 STREET ADDRESS
- MATHEMATICAL POINT

UNLESS SIGNED, SEALED AND DATED, THIS IS A PRELIMINARY PLAT NOT FOR RECORDING, SALES OR CONVEYANCES.

JONATHAN MURPHY
Professional Land Surveying
10505 Leafwood Place (919) 280-8189
Raleigh NC 27613 FAX 995-9616
FIRM# C-2757 E-MAIL : raleigh@murphygeomatics.com

FILE NAME: FIRST CITIZENS TOWER2017.dwg

LEGEND OF STANDARD SYMBOLS

(RECORD) RECORD BEARINGS/DISTANCE SHOWN IN PARENTHESIS; IF DIFFERING FROM SURVEYED MEASUREMENTS

- LIGHT POLE
- GAS VALVE
- WATER METER
- BOLLARD
- WATER METER
- CATCH BASIN
- SANITARY MANHOLE
- STREET SIGN
- UTILITY POLE
- (F) FIBEROPTICS
- CALCULATED POINT
- (E) TRANSFORMER
- HC HANDICAP
- (S) MANHOLE
- (C) CLEANOUT
- (T) FIBEROPTIC APPARATUS
- FIRE HYDRANT
- (YI) YARD INLET W/ GRATE
- —O—or—x—— FENCE LINE
- OH- OVERHEAD LINES

UPDATED ALTA/NSPS LAND TITLE SURVEY
FIRST CITIZENS TOWERS
CHARLOTTE, MECKLENBURG COUNTY NC
MARCH 1, 2017 SCALE 1"=20'

20 0 10 20 40 80

BAR GRAPH 1 inch = 20 ft.
FIRST CITIZENS TOWER2017.DWG