

FOR ANY AND ALL INQUIRIES, PLEASE CONTACT HUDSON - RICHARDS, INC.

ALTA/ACSM LAND TITLE SURVEY  
CERTIFICATION

With respect to this survey, the undersigned, a registered land surveyor, in and for the State of North Carolina, hereby certifies as follows to (a) CalEast Nat. LLC, CalEast Industrial Investors, LLC, LaSalle Investment Management, Inc.; their respective partners, subsidiaries, affiliates, and lenders, and their respective successors and assigns, (b) lawyers Title Insurance Company, each of whom may rely on this certification

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(b), 8, 9, 10, 11, 11a, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of North Carolina, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: \_\_\_\_\_

Name: \_\_\_\_\_

Registration No. \_\_\_\_\_

Field Work Date: \_\_\_\_\_

LEGAL DESCRIPTION

Exhibit A  
PARCEL TWO:

9.968 acres, more or less a/k/a Being all of Tract 2 of CSX Industrial Park as shown on map thereof recorded in Map Book 24, Page 924, Mecklenburg County Registry, located on Toddville Road (SR#1644), Mecklenburg County, North Carolina, further described as follows:

BEGINNING at an existing concrete monument having North Carolina grid coordinate of N=560,221.69 E=1,428,211.60 (NAD 1983 Datum) and being the common corner with Jones Chemical (D.B. 6188 Pg. 333); THENCE with Jones Chemical S 23° 32' 13" E, passing an existing 3/4" pipe at 305.93', a distance of 792.48' to an existing concrete monument corner of Jones Chemical and the 60' right of way of Toddville Road (SR 1644); THENCE with said 60' right of way the following five calls: (1) S 66° 33' 16" W a distance of 393.39' to a set #5 rebar, (2) S 66° 33' 16" W a distance of 229.15' to a set #5 rebar, (3) with a curve to the left having a chord bearing of S 61° 02' 07" W, a chord distance of 213.25', a radius of 1108.17' and an arc of 213.58' to a set #5 rebar, (4) with a curve to the left having a bearing S 55° 11' 14" W, a chord distance of 10.80', radius of 1108.17', and an arc of 10.80' to an existing 3/4" pipe, (5) with a curve to the left having a chord bearing of S 52° 27' 08" W, a chord distance of 96.80' radius of 1108.17', and an arc of 96.83' to a set #5 rebar the TRUE POINT OF BEGINNING; THENCE with the 60' right of way of Toddville Road (SR 1644) for two calls: (1) with a curve to the left having a chord bearing of S 47° 28' 07" W, a chord distance of 95.74', a radius of 1108.17' and an arc of 95.77' to a set #5 rebar, (2) S 44° 59' 43" W a distance of 328.27' to a set #5 rebar corner with John I. Nance (D.B. 2133, Pg. 146);

THENCE with John I. Nance N 62° 14' 51" W, passing an existing concrete monument at 22.28', a distance of 1072.38' to an existing concrete monument corner with John I. Nance and Charles Smith (D.B. 2779 Pg. 461); THENCE continuing with Charles Smith and Robert Crofts (D.B. 5566 Pg. 330) N 6° 14' 10" E, passing an existing 3/4" pipe (0.36' offset) at 28.99', a distance of 104.96' to an existing 1/2" pipe; THENCE continuing with Robert Crofts and Rodney D. Mull (D.B. 6098 Pg. 230) N 60° 03' 35" E, passing a 8" hickory tree at 53.41', a distance of 228.37' to a 36" Blazed Oak tree; THENCE with nine new lines: (1) N 41° 05' 33" E a distance of 23.21' to a set #5 rebar, (2) with a curve to the right having a chord bearing of S 65° 23' 09" E, a chord distance of 108.71', a radius of 224.69', and an arc of 109.80' to a set #5 rebar, (3) S 51° 23' 09" E a distance of 102.33' to a set #5 rebar, (4) with a curve to the left having a chord bearing of S 67° 39' 43" E, a chord distance of 156.96', a radius of 280.03', and an arc of 159.80' to a set #5 rebar, (5) S 60° 53' 11" W, a chord distance of 231.22', a radius of 295.25', and an arc of 237.58' to a set #5 rebar, (6) with a curve to the right having a chord bearing of S 60° 53' 11" E, a chord distance of 231.22', a radius of 295.25', and an arc of 237.58' to a set #5 rebar, (7) S 37° 50' 05" W a distance of 90.11' to a set #5 rebar, (8) with a curve to the right having a chord bearing of S 67° 39' 43" E, a chord distance of 34.67', a radius of 25.00', and an arc of 38.31' to a set #5 rebar, (9) S 37° 50' 05" W a distance of 5.00' to a set #5 rebar, the true point of beginning and containing 9.968 acres.

PARCEL THREE:

TOGETHER WITH an Ingress, Egress and Regress Access Easement (2.406 acres, more or less), a/k/a CSX Way (Public R/W on said Plat), from Toddville Road, which are incorporated herein by reference.

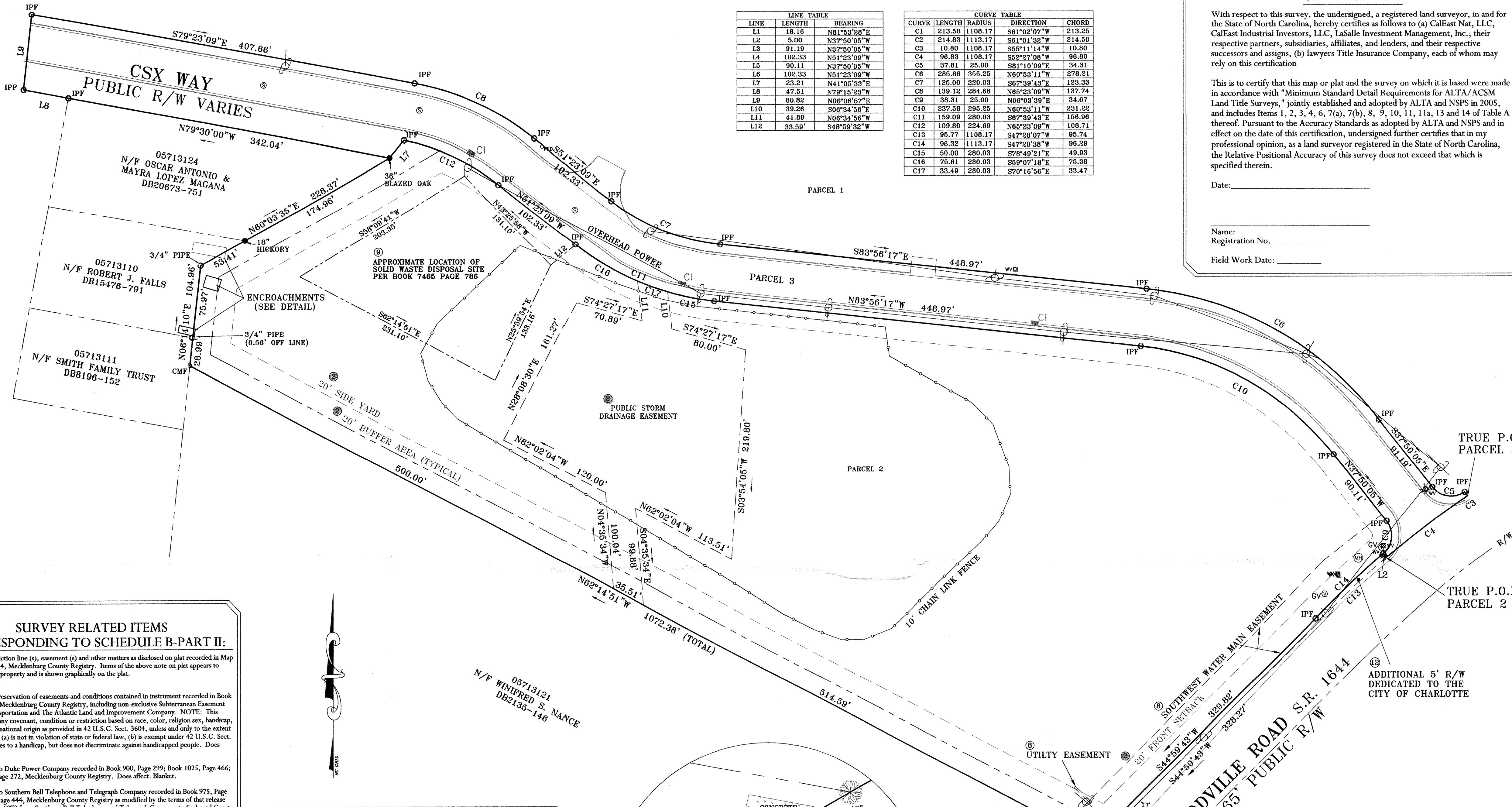
BEGINNING at an existing concrete monument having North Carolina grid coordinate of N=560,221.69 E=1,428,211.60 (NAD 1983 Datum) and being the common corner with Jones Chemical (D.B. 6188 Pg. 333); THENCE with Jones Chemical S 23° 32' 13" E, passing an existing 3/4" pipe at 305.93', a distance of 792.48' to an existing concrete monument corner of Jones Chemical and the 60' right of way of Toddville Road (SR 1644); THENCE with said 60' right of way the following five calls: (1) S 66° 33' 16" W a distance of 393.39' to a set #5 rebar, (2) S 66° 33' 16" W a distance of 229.15' to a set #5 rebar, (3) with a curve to the left having a chord bearing of S 61° 02' 07" W, a chord distance of 213.25', a radius of 1108.17' and an arc of 213.58' to the TRUE POINT OF BEGINNING; THENCE with said 60' right of way with a curve to the left having a chord bearing of S 55° 11' 14" W, a chord distance of 10.80', radius of 1108.17', and an arc of 10.80' to an existing 3/4" pipe; THENCE with said 60' right of way with a curve to the left having a chord bearing of S 52° 27' 08" W, a chord distance of 96.80' radius of 1108.17', and an arc of 96.83' to a set #5 rebar; THENCE leaving said 60' right of way with nine new lines as follows: (1) N 37° 50' 05" W a distance of 5.00' to a set #5 rebar, (2) with a curve to the left having a chord bearing of N 06° 03' 35" E, a chord distance of 34.67', a radius of 25.00', and an arc of 38.31' to a set #5 rebar, (3) N 37° 50' 05" W a distance of 90.11' to a set #5 rebar, (4) with a curve to the left having a chord bearing of N 60° 53' 11" W, a chord distance of 231.22', a radius of 295.25', and an arc of 237.58' to a set #5 rebar, (5) N 83° 56' 17" W a distance of 448.97' to a set #5 rebar, (6) with a curve to the right having a chord bearing of N 67° 39' 43" W, a chord distance of 156.96', a radius of 280.03', and an arc of 159.80' to a set #5 rebar, (7) N 51° 23' 09" W a distance of 102.33' to a set #5 rebar, (8) with a curve to the left having a chord bearing of N 65° 23' 09" W, a chord distance of 108.71', a radius of 224.69', and an arc of 109.90' to a set #5 rebar, (9) S 41° 05' 33" W a distance of 23.21' to a 36" Blazed Oak tree corner with Rodney D. Mull (D.B. 6098 Pg. 230);

THENCE with Rodney D. Mull N 79° 30' 00" W, a distance of 342.04' to an existing 3/4" pipe corner with Rodney D. Mull and Lundy Lane; THENCE N 79° 13' 23" W a distance of 47.51' to a set #5 rebar; THENCE with ten new lines as follows: (1) N 06° 06' 57" E a distance of 80.82' to a set #5 rebar, (2) S 79° 23' 09" E a distance of 407.66' to a set #5 rebar, (3) with a curve to the right having a chord bearing of S 65° 23' 09" E, a chord distance of 137.74', a radius of 284.69', and an arc of 139.12' to a set #5 rebar, (4) S 51° 23' 09" E a distance of 102.33' to a set #5 rebar, (5) with a curve to the left having a chord bearing of S 67° 39' 43" E, a chord distance of 156.96', a radius of 280.03', and an arc of 159.80' to a set #5 rebar, (6) S 83° 56' 17" E a distance of 448.97' to a set #5 rebar, (7) with a curve to the right having a chord bearing of S 60° 53' 11" E, a chord distance of 231.22', a radius of 295.25', and an arc of 237.58' to a set #5 rebar, (8) S 37° 50' 05" E a distance of 90.11' to a set #5 rebar, (9) with a curve to the left having a chord bearing of S 81° 10' 09" E, a chord distance of 34.67', a radius of 25.00', and an arc of 38.31' to a set #5 rebar, (10) S 37° 50' 05" E a distance of 5.00' to the TRUE POINT OF BEGINNING, and containing 2.406 acres.

LESS AND EXCEPT those portions of the properties conveyed by judgments to the City of Charlotte.

Surveyor Concern: Metes & Bounds description in Title does not take into account the right-of-way dedication, shown on plat map Book 24 Page 924. All calls shown on survey match recorded plat unless otherwise noted.

LINE TABLE			CURVE TABLE				
LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DIRECTION	CHORD
L1	18.16	N81°53'28"E	C1	213.58	1108.17	S81°02'07"W	213.25
L2	5.00	N37°50'05"W	C2	214.83	1113.17	S81°01'32"W	214.50
L3	91.19	N37°50'05"W	C3	10.80	1108.17	S65°11'14"W	10.80
L4	102.83	N51°23'09"W	C4	96.83	1108.17	S52°27'08"W	96.80
L5	90.11	N37°50'05"W	C5	37.81	25.00	S81°10'09"E	34.31
L6	102.33	N51°23'09"W	C6	285.68	355.25	N60°53'11"W	278.21
L7	23.21	N41°06'39"E	C7	125.00	220.03	S67°39'43"E	123.93
L8	47.51	N79°13'23"W	C8	139.12	284.69	N65°23'09"W	137.74
L9	80.82	N06°06'57"E	C9	38.31	25.00	N06°03'35"E	34.67
L10	39.26	S08°34'56"E	C10	237.58	295.25	N60°53'11"W	231.22
L11	41.89	N06°34'56"E	C11	159.09	280.03	S67°39'43"E	156.98
L12	33.59	S46°59'32"W	C12	108.80	224.69	N65°23'09"W	108.71
			C13	95.77	1108.17	S47°28'07"W	95.74
			C14	96.32	1113.17	S47°28'07"W	96.29
			C15	50.00	280.03	S78°49'21"E	49.93
			C16	75.61	280.03	S59°07'18"E	75.38
			C17	33.49	280.03	S70°16'56"E	33.47



SURVEY RELATED ITEMS  
CORRESPONDING TO SCHEDULE B-PART II:

- Building restriction line (s), easement (s) and other matters as disclosed on plat recorded in Map Book 24, Page 924, Mecklenburg County Registry. Items of the above note on plat appear to affect the subject property and is shown graphically on the plat.
- Restrictions, reservation of easements and conditions contained in instrument recorded in Book 6657, Page 317, Mecklenburg County Registry, including non-exclusive Subterranean Easement to/for CSX Transportation and The Atlantic Land and Improvement Company. NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Sect. 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sect. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people. Does affect. Blanket.
- Easement (s) to Duke Power Company recorded in Book 900, Page 299; Book 1025, Page 466; and Book 1791 Page 272, Mecklenburg County Registry. Does affect. Blanket.
- Easement (s) to Southern Bell Telephone and Telegraph Company recorded in Book 975, Page 167; Book 998, Page 444, Mecklenburg County Registry as modified by the terms of that release dated January 16, 1973 from Southern Bell Telephone and Telegraph Company to Seaboard Coast Line Railroad Company recorded in Book 3534, Page 383, Mecklenburg County Registry. Does affect. Blanket.
- Memorandum of Action, Supplemental, Second Supplemental, and Judgment to the City of Charlotte as recorded in Book 14793 Page 961; Book 15106, Page 291; Book 16839, Page 770, Mecklenburg County Registry (TP#075-142-01), as to Parcel Two. Items of the above note on plat appear to affect the subject property and is shown graphically on the plat.
- Solid Waste Disposal Record recorded on September 22, 1993 in Book 7465, Page 786, Mecklenburg County Registry, as to Parcel Two. Items of the above note on plat appear to affect the subject property and is shown graphically on the plat.
- Right of way of Toddville Road and CSX Way. Items of the above note on plat appear to affect the subject property and is shown graphically on the plat.

SITE RESTRICTIONS:

Zone: I-2 (Industrial)  
Setback Restrictions:  
Minimum setback - 40'  
Minimum rear yard - 20'  
Minimum side yard adjoining office, institutional, research, business, and industrial districts is 10'  
Minimum side yard adjoining rural and residential districts is 20'  
(Per Map Book 24 Pg. 924)

A building in a district may be erected to a height in excess of 40 feet, provided the minimum side yard is increased 1 foot for every 2 feet in building height in excess of 40 feet. If a building abuts a residential zoning district, it may not be constructed above the 40-foot limit unless the side and/or rear yard which abuts the residential zoning district is increased 1 foot for each foot in building height in excess of 40 feet. Height requirements for other permitted structures are set forth in Section 12.108 of BvC (5) feet. Per Zoning Ordinance, city of Charlotte, North Carolina

Parking Requirements: See Chapter 12 Part 2, Zoning Ordinance, city of Charlotte, North Carolina

Clarification of Zoning Requirements: Charlotte-Mecklenburg Planning Commission  
600 E. Fourth Street (8th Floor)  
Charlotte, North Carolina  
(704)336-2205

FLOOD NOTE

By graphic plotting only, this property appears to be in Zone "X" of the Flood Insurance Rate Map, Community Panel Number 3701580145E, which bears an effective date of Feb. 4, 2004 and is not in a Special Flood Hazard Area. By research or phone call to the National Flood Insurance Program (800.638.6620) we have learned that this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination.

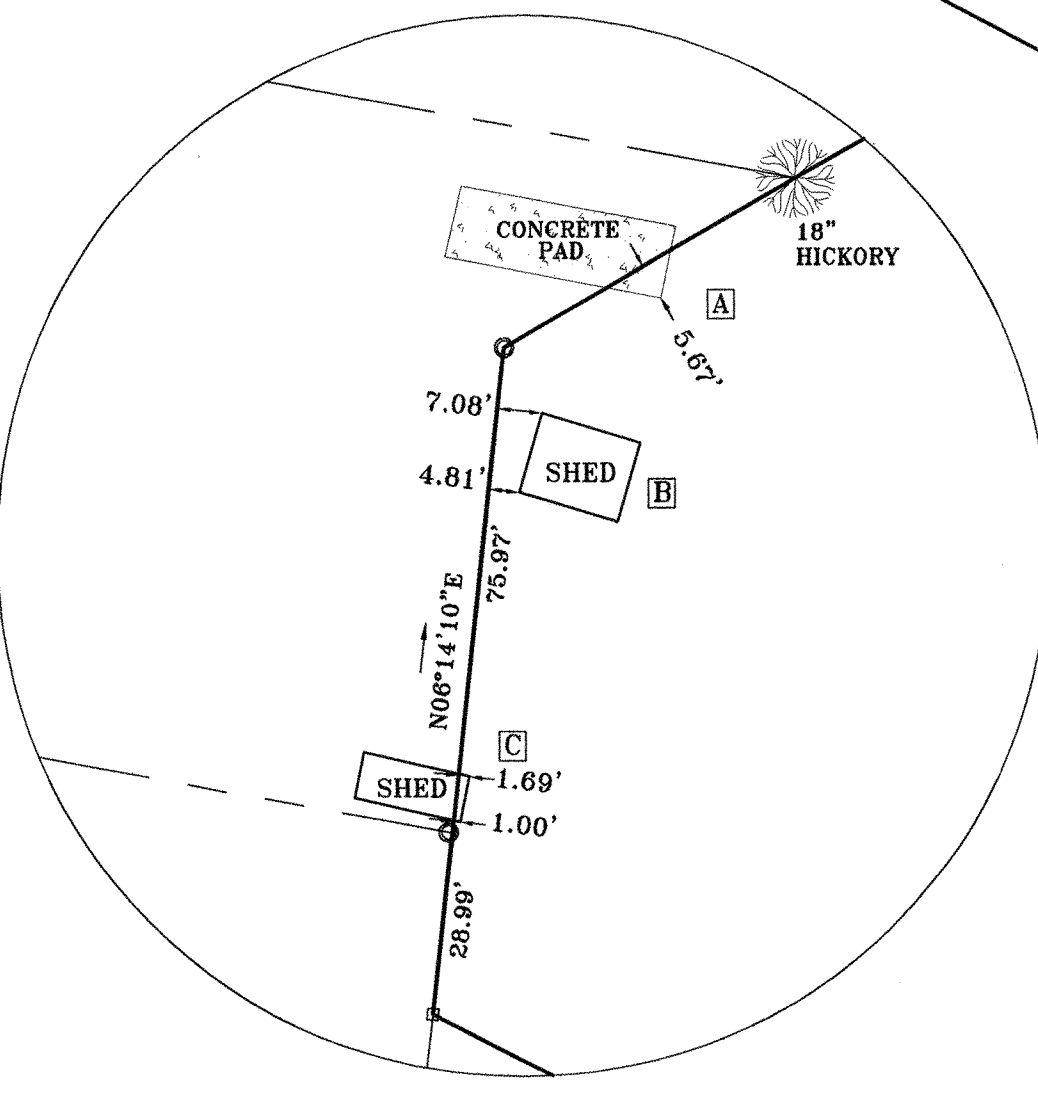
BASIS OF BEARINGS:

NC Grid, Plat by Concord Engineering & Surveying, Inc.

STATEMENT OF ENCROACHMENTS:

- A. Corner of concrete pad.
- B. Wood shed, completely encroaching.
- C. Corner of wood shed.

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.



DETAIL NOT TO SCALE

UTILITY CONTACTS

- Water & Sewer: Char-Meck. Utility Dept. 704-399-2221
- Power: Duke Power Co. 1-800-357-3853
- Underground Utilities: North Carolina One Call 1-800-632-4949
- Gas Service: Piedmont Natural Gas Co. 704-525-5585 New Connections 704-525-5585 Existing Connections
- Telephone: Bell South Telecommunications 704-357-6874 New Connections 704-357-9580 Existing Connections

PARKING NOTE

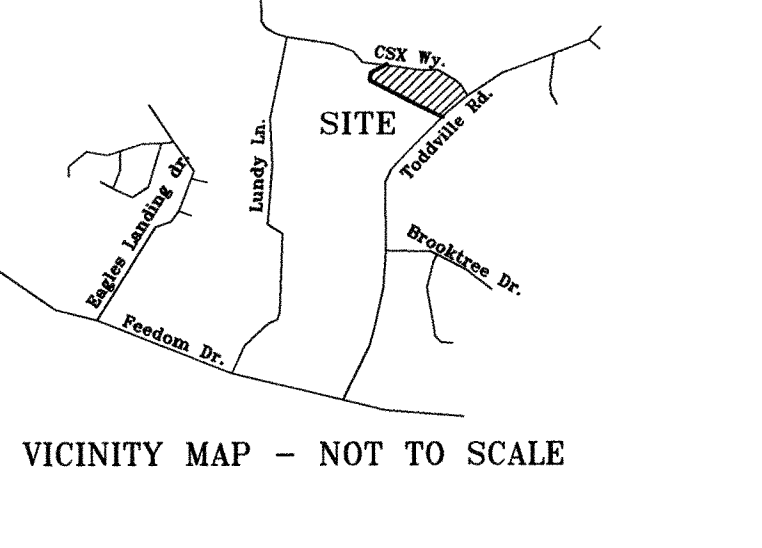
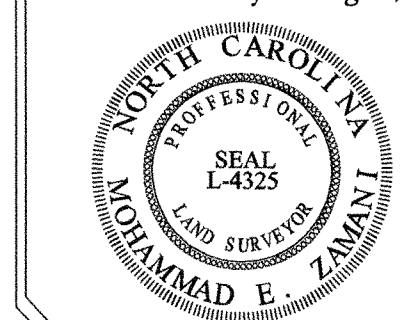
No parking stripes observed at the time of survey.

LAND AREA:  
TRACT 2 Acres: 9.921 Square Feet: 434,207.81  
TRACT 3 Acres: 2.406 Square Feet: 104,805.78

LEGEND

[Symbol]	RELATED ENCROACHMENT ITEM	[Symbol]	IRON PIN SET
[Symbol]	IRON ROD PIN	[Symbol]	IRON PIN FOUND
[Symbol]	POWER POLE	[Symbol]	PHONE PEDESTAL
[Symbol]	LIGHT POLE	[Symbol]	POINT OF BEGINNING
[Symbol]	CONCRETE AREA	[Symbol]	WATER VALVE
[Symbol]	TELEPHONE MANHOLE	[Symbol]	WATER METER
[Symbol]	CLEAN OUT	[Symbol]	GAS METER
[Symbol]	MONITORING WELL	[Symbol]	GAS VALVE
[Symbol]	CATCH BASIN	[Symbol]	10' CHAIN LINK FENCE
[Symbol]	FIRE HYDRANT ASSEMBLY	[Symbol]	DOUBLE CURB INLET
[Symbol]	R/W	[Symbol]	CURB INLET
[Symbol]	RIGHT-OF-WAY	[Symbol]	YARD INLET
[Symbol]	SANITARY SEWER MANHOLE	[Symbol]	EDGE OF PAVEMENT
[Symbol]	SCHEDULE B ITEM	[Symbol]	MANHOLE
[Symbol]		[Symbol]	CONCRETE MONUMENT FOUND

I, M. E. ZAMANI, certify that this plat was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated is 1:15,000; that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this 4 day of August, A.D., 2008.



VICINITY MAP - NOT TO SCALE

DATE	REVISION DESCRIPTION	BY:
	PRELIMINARY SURVEY	

FEDEX - GROUND  
6699 CSX Way., Charlotte, North Carolina  
HUDSON-RICHARDS JOB# 2008-07-0009  
SURVEYOR'S JOB #1082-07-08 SHT 2 OF 2

This Survey prepared for HUDSON - RICHARDS, INC.  
By:  
CSC of NC PC  
4455 Morris Park Drive, Suite F  
Charlotte, North Carolina 28227

**HUDSON RICHARDS**  
PRIDE INTEGRITY QUALITY SERVICE  
101 BILL BRADFORD ROAD, SUITE 13 SULPHUR SPRINGS, TEXAS 75482  
VOICE (903) 438-1177 FAX: (903) 438-9955  
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