

SCHEDULE B EXCEPTIONS
Commitment Number: MET2021-02822 Dated November 15, 2021

- Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. NOT A MATTER OF SURVEY
- Taxes and assessments for the year 2022 and subsequent years, not yet due and payable. NOT A MATTER OF SURVEY
- Easements, setback lines and any other matters shown on plat recorded in Plat Book 1B, Page 136 of the Durham County Registry. (Tracts 1, 7, 8 and 9 only)(AS SHOWN HEREON)
- Easements, setback lines and any other matters shown on plat recorded in Plat Book 101, Page 174, and Plat Book 12, Page 21, Durham County Registry. (Tract 4 only)(AS SHOWN HEREON)
- Riparian rights incident to the premises, if any. (Tract 4 only)(AS SHOWN HEREON)
- Rights of the public and others entitled thereto in and to the use of that portion of the Land adjacent to or within the bounds of the alley. (Tract 4 only)(AS SHOWN HEREON)
- Rights of tenants in possession under unrecorded lease(s). (TO BE DELETED UPON RECEIPT OF A SATISFACTORY AFFIDAVIT AS TENANTS AS REFERENCED IN THE REQUIREMENT SECTION) NOT A MATTER OF SURVEY
- No coverage is provided as to the amount of acreage or square footage of the land. NOT A MATTER OF SURVEY
- Any discrepancy, conflict, matter affecting access, shortage in area or boundary lines, encroachment, encumbrance, violation, variation, overlap, setback, easement or claims of easement, riparian right, and title to land within roads, ways, railroads, watercourses, burial grounds, marshes, dredged or filled areas or land below the mean high-water mark or within the bounds of any adjoining body of water, or other adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
- Title to that portion of the land lying within the bounds of any roads or highways including N. Roxboro Street, E. Geer Street, and Gurley Street, and/or rights of the public and others entitled thereto in and to the use of that portion of the insured premises within the bounds of street or roadway, if any. NOT A MATTER OF SURVEY

TRACT 1
D T I DOWNTOWN EAST 1 LLC
PID 110146
PIN 0831-19-89-1808
DB 8598 PG 63
PB 1B PG 136
"208 E GEER ST"

TRACT 4
D T I DOWNTOWN EAST 1 LLC
PID 110142
PIN 0831-19-87-0823
DB 8598 PG 63
PB 1B PG 174
"1117 GURLEY STREET"

TRACT 7
D T I DOWNTOWN EAST 1 LLC
PID 110122
PIN 0831-05-19-6993
DB 8598 PG 67
PB 1B PG 136
"1124 N ROXBORO ST"

TRACT 2
D T I DOWNTOWN EAST 1 LLC
PID 110143
PIN 0831-19-89-7132
DB 8598 PG 63
"1123 GURLEY ST"

TRACT 5
D T I DOWNTOWN EAST 1 LLC
PID 110141
PIN 0831-19-87-5359
DB 8598 PG 63
"1115 GURLEY STREET"

TRACT 8
D T I DOWNTOWN EAST 1 LLC
PID 110121
PIN 0831-05-19-7918
DB 8598 PG 67
PB 1B PG 136
"1126 N ROXBORO ST"

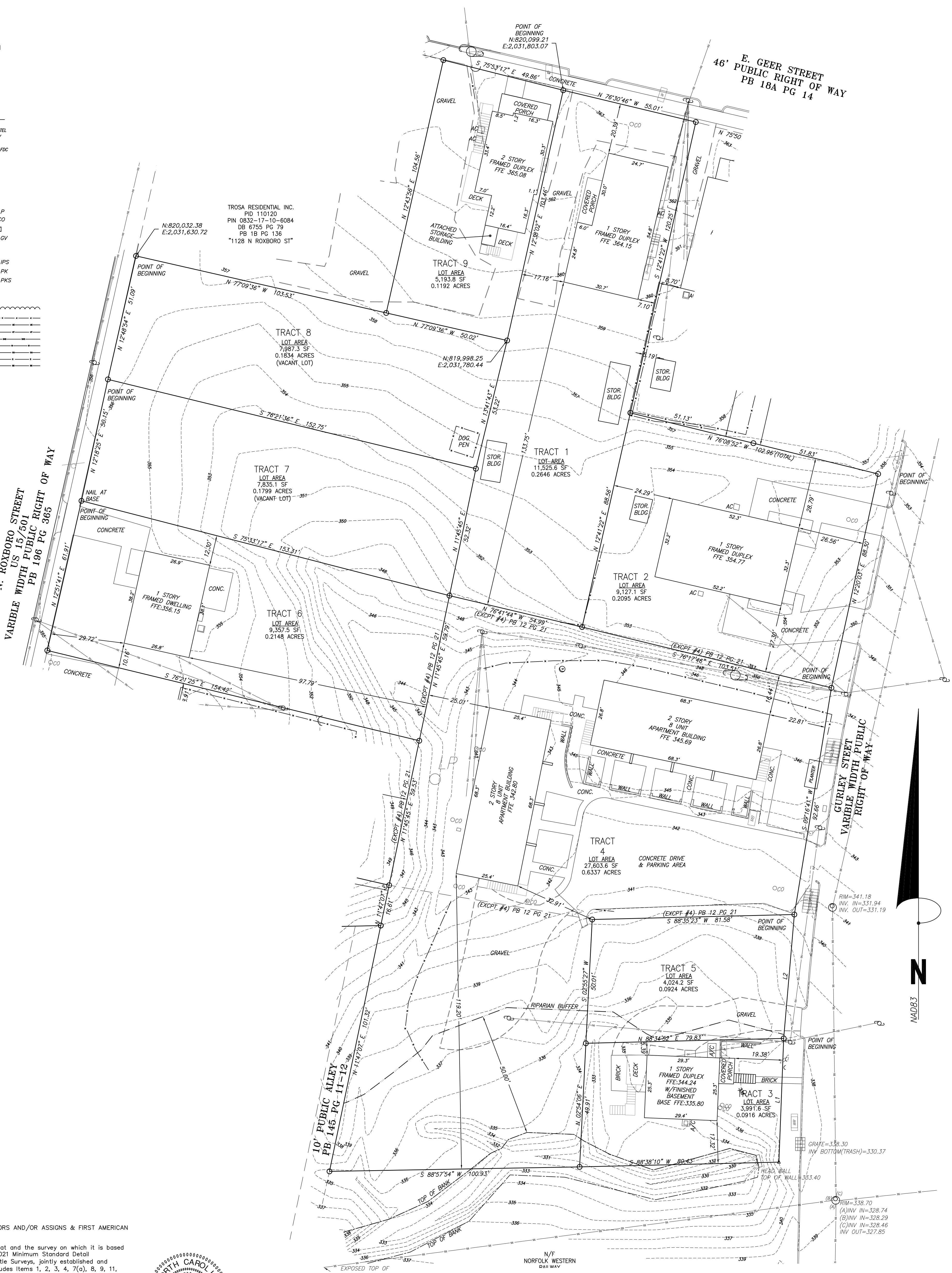
TRACT 3
D T I DOWNTOWN EAST 1 LLC
PID 110140
PIN 0831-19-86-5869
DB 8598 PG 63
"1113 GURLEY STREET"

TRACT 6
D T I DOWNTOWN EAST 1 LLC
PID 110123
PIN 0831-05-19-6888
DB 8846 PG 565
"1122 N ROXBORO ST"

TRACT 9
D T I DOWNTOWN EAST 1 LLC
PID 110147
PIN 0832-05-10-7075
DB 8834 PG 584
PB 1B PG 136
"206 E GEER ST"

VICINITY MAP, NTS

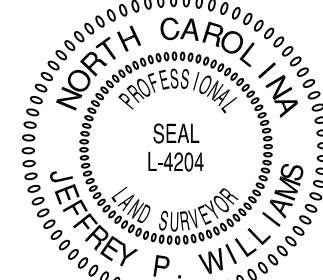
- LEGEND
- Water Valve
 - Yard Inlet
 - Curb Inlet/Catch Basin
 - Mail Box
 - Traffic Signal Box
 - Electric Transformer
 - Electric Junction Box
 - Gas Meter
 - Sanitary Sewer Manhole
 - Storm Sewer Manhole
 - Telephone Manhole
 - Electric Manhole
 - Sign
 - Telephone Pedestal
 - Fire Hydrant
 - Fire Department Connection
 - Post Indicator Valve
 - Water Manhole
 - Water Meter
 - Hot Box
 - Utility Pole
 - Guy Wire
 - Light Pole
 - Sewer Cleanout
 - Flared End Section
 - Gas Valve
 - Existing Iron Pipe (3/4" unless noted)
 - 1/2" Rebar
 - 1/2" Iron Pipe Set
 - Existing PK Nail
 - PK Nail Set
 - Computed Point
 - Concrete Monument
 - Tree Line
 - Fence
 - Underground Electric
 - Underground Telephone
 - Gas Line
 - Water Line
 - Overhead Utilities
 - Storm Sewer
 - Sanitary Sewer



To Geer TH Owner LLC, ITS SUCCESSORS AND/OR ASSIGNS & FIRST AMERICAN TITLE INSURANCE COMPANY.

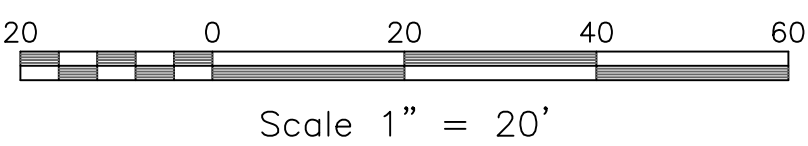
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 17, AND 18 of Table A thereof. The field work was completed on Nov. 29 2021.

Date of Plat or Map: December 20, 2021, (signed) Jeffrey P. Williams



I, Jeffrey P. Williams, certify that this map was drawn under my supervision from an actual GPS (or GNSS) survey made under my supervision, that any boundaries not surveyed are clearly indicated as drawn from references shown and/or drawn with a broken line and the following information was used to perform the survey:

Class of survey: A
Positional accuracy: 0.007m
Type of GPS (or GNSS) field procedure: OPUS
Date(s) of survey: Nov. 23-29, 2021
Datum/Epoch: NAD_83(2011)/2010.0000
Published/fixed control:
DM3527 NCRX ROXBORO CORP ARP N362328.056 W0785954.419 44285.5
D9213 NCRX BURLINGTON CORP ARP N360529.586 W0792612.176 50062.0
DCK687 NCRX RALEIGH DOT CORP ARP N354549.507 W0783444.394 38678.7
Geoid model: GEOID18
Combined grid factor: 0.99994585
Units: US Survey Feet
That this map meets the requirements of The Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600)



- NOTES
- THIS SITE IS NOT IN ANY SPECIAL FLOOD AREA PER FEMA PANEL 3720083100J & 720083200J DATED 5/2/2006.
 - UTILITIES SHOWN AS MARKED BY THEIR RESPECTIVE AGENTS AND PUBLIC RECORD DOCUMENTS.
 - NO HORIZONTAL CONTROL MONUMENT FOUND WITHIN 200'.
 - NO IDENTIFIABLE PARKING SPACES ON SITE.
 - NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK OR BUILDING CONSTRUCTION.

CJT RA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
111 West Main Street Durham, North Carolina 27701
p919.682.0368 f919.688.5646 jw@cjtpe.com
LIC. #1209

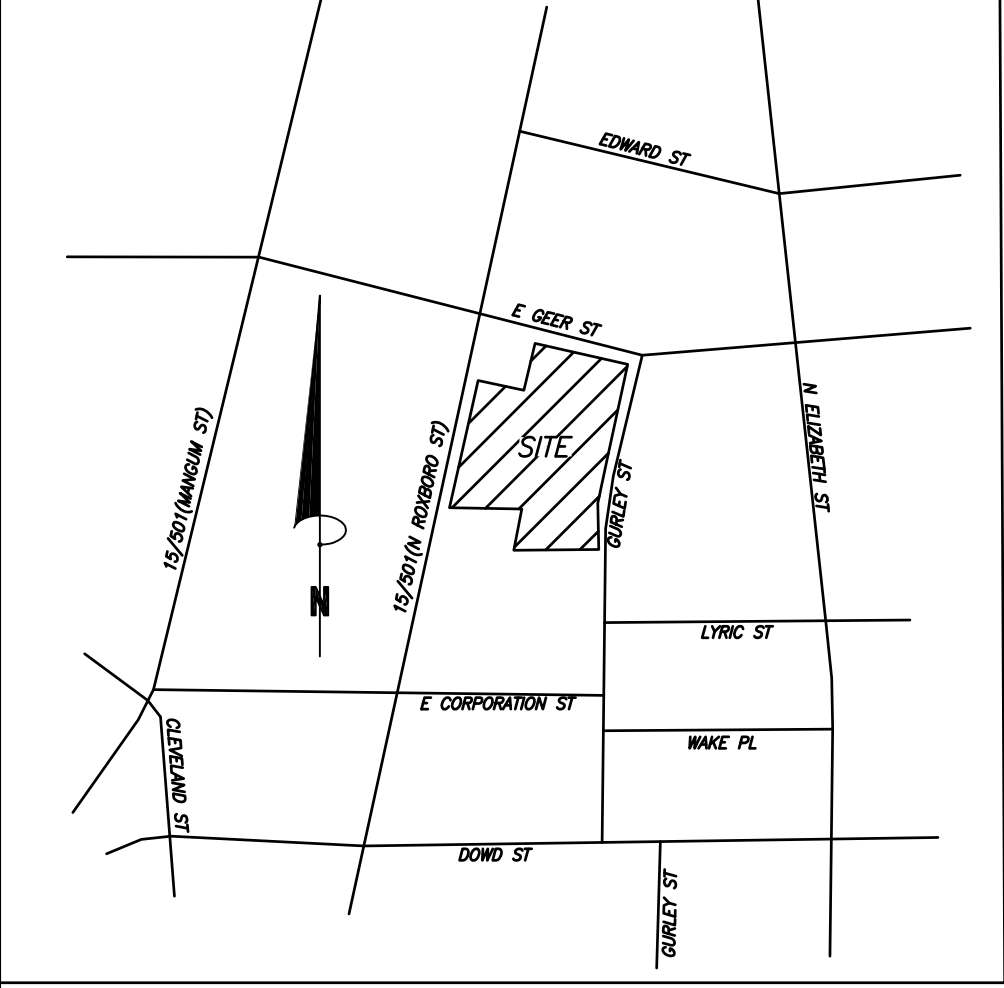


ALTA/NSPS LAND TITLE SURVEY
E GEER STREET ASSEMBLAGE
Durham Township, Durham County
Survey For
Davis Graham & Stubbs-Geer TH Owner LLC
323 E Chapel Hill St #25105
Durham, NC 27702

Other References:

Drawn By	JMPR
Checked By	JPW
Scale:	1"=20'
Project No.	2194
Date	Dec. 20, 2021

Sheet No.
1 of 2



VICINITY MAP, NTS

TRACT 1: 208 E. GEER STREET

BEING all of lot 5 as shown on the plat of OTHO LUNS福德 filed of record m Plat Book 1 at Page 136 of the Durham County Registry to which plat reference is hereby made for a more particular description of same.

TRACT 2: 1123 GURLEY STREET

BEGINNING at a stake on the West side of Gurley Street and being 120 feet from Geer Street and going South 13 degrees 42 minutes West 88.7 feet to an existing iron pipe, thence North 75 degrees 20 minutes West 102.3 feet to an existing iron pipe, thence North 13 degrees 42 minutes East 88.7 feet to an existing iron pipe, thence South 75 degrees 20 minutes east 102.3 feet to an non pipe, being the point and place of Beginning and being that same property conveyed to J.D. Cash and wife, by deed recorded in Deed Book 280, Page 719 of the Durham County Registry. The above-described property has a street address of 1123 Gurley Street.

TRACT 3: 1113 GURLEY STREET

BEGINNING on the West side of Lynchburg Avenue (now Gurley Street) fifty feet South of Geer's line and running thence with said Avenue South 31 degrees West fifty feet (50') thence West ninety one and one-half feet (91 and 1/2' W), thence North 14 degrees East fifty feet (50'), thence East eighty six and one-half feet (86 and 1/2' E) to the beginning, containing one tenth of an acre more or less and being one-half of lot No 29 of Lunk's survey of May land on December 1891 (Parcel #1110140, having a street address of 1113 Gurley Street Durham, NC, hereinafter referred to as Lot 29)

TRACT 4: 1117 GURLEY STREET

BEGINNING at a stake on the West side of Gurley Street, said stake being South 16 degrees 51 minutes 26 seconds West 211 feet from the South side of East Geer Street, at the southeast corner of property of J. E. Decatur shown m Book 1031, Page 990, Durham County Registry, and running thence from said point of Beginning along and with the west side of Gurley Street South 16 degrees 51 minutes 26 seconds West 93.64 feet to a stake, the northeast corner of U M George as shown in Deed Book 140, Page 309, thence with said north line of George North 86 degrees 34 minutes 19 seconds West 77 feet to a stake, the northwest corner of George, thence with the west line of George South 7 degrees 53 minutes 08 seconds West 100 feet to a stake in the center of a branch, thence North 85 degrees 57 minutes 08 seconds West 101 feet to a stake in the east line of an alley thence with the east line of said alley North 16 degrees 42 minutes 30 seconds East 113 feet to a stake, the southeast corner of T C Felder as shown in Deed Book 224, Page 38, thence with the east line of Felder and J E Godfrey North 16 degrees 42 minutes 30 seconds East 118.50 feet to a stake in the south line of G Ray as shown in Deed Book 221, Page 250, thence with the south line of Ray South 71 degrees 45 minutes 15 seconds East 55.05 feet to a stake, the southwest corner of J E Decatur, thence with Decatur's south line South 71 degrees 13 minutes 15 seconds East 103.43 feet to a stake, the Point of Beginning and being that property shown on that plat entitled "Boundary Survey, Property of Carolantic Investments" by Credle Engineering Co, Inc dated September 7, 1982 and recorded in Plat Book 101, Page 174, Durham County Registry, to which plat reference is hereby made for a more particular description of same See also Plat Book 12, Page 21. The above-described property has a street address of 1117 Gurley Street.

TRACT 5: 1115 GURLEY STREET

BEGINNING on Geer's line, the west side of Lynchburg Avenue (now Gurley Street), and running thence with said Avenue South 3 1/3 degrees West fifty feet (50'), thence West eighty-six and one half feet (86 and 1/2' W), thence North 14 degrees East fifty feet (50') to Geer's line, thence East with his line eighty-one and one-half feet (81 1/2' E) to the beginning, containing 9/100 of an acre more or less, and being about one half of Lot No 28, of Lunk's survey of May land in December 1891 (Parcel 110141, having a street address of 1115 Gurley Street, Durham, N C hereinafter referred to as Lot 28)

TRACT 6: 1122 N. ROXBORO ST.

BEGINNING at an iron stake on the eastern side of North Roxboro Street said stake being also located 208.70 feet from the southernmost end point of the curve where the southern side of East Geer Street corners with the eastern side of said North Roxboro Street; thence from said BEGINNING stake so located South 71° 32' 21" East 153.57 feet to a stake in the line of Carolantic Investments; thence with the Carolantic Investments line South 16° 36' 21" West 60.00 feet to a stake; thence North 71° 32' 51" West 154.49 feet to a stake on the eastern side of North Roxboro Street; thence along and with the eastern side of North Roxboro Street North 17° 29 03" East 60.00 feet to a stake, the point and place of BEGINNING, and being all of that property shown on an unrecorded survey entitled "Map Showing Lot 5, Block 6, TM 121, Property of Deborah B. Roberts", dated January 13, 1997, and drawn by Edward C. Credle, Registered Land Surveyor, of Credle Engineering Company.

TRACT 7: 1124 N. ROXBORO ST.

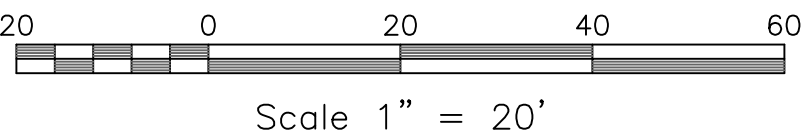
BEGINNING at a stake on the side of Roxboro Street, South 156 feet 6 inches from the south side of Geer Street at the southwest corner of Lot #3 Plat of Otho Lunsford property, thence with the line of said Lot #3, South 75 degrees 20 minutes East 153 feet, 8 inches to a stake in the line of Lot #5 of the said Lunsford property, thence with a line of said Lot #5 South 13 degrees 42 minutes West 52 feet 2 inches to a stake, thence North 75 degrees 20 minutes West 153 feet 8 inches to a stake on Roxboro Street, thence with said Roxboro Street 52 feet 2 inches to a stake, the beginning corner, and being Lot#4 of said Plat above referred to, which Plat was made by B C Belvin, C E, March 15, 1909, now on file in the Office of the Register of Deeds of Durham County in Plat Book 8, Page 103, to which reference is hereby made for a more particular description of same. Reference is made to item 5 of the Will of T M Pendergrass recorded in Will Book 8, Page 103.

TRACT 8: 1126 N. ROXBORO ST.

BEGINNING at an iron stake on the east side of Roxboro Street at a point 104 feet and 4 inches from the intersection of Roxboro and Geer Streets, southwest corner of Lot 2 of Plat of Otho Lunsford Property, and running thence with the south line of Lot 2, South 75 degrees 20 minutes East 153 feet and 8 inches to an iron stake in the line of Lot 5, thence with said line of Lot 5 South 13 degrees 42 minutes west 52 feet and 2 inches to a stake, corner of Lot 4, thence with the line of Lot 4, North 75 degrees 20 minutes West 153 feet and 8 inches to a stake on Roxboro Street, thence with said Roxboro St, North 13 degrees 42 minutes 52 feet and 2 inches to the beginning, and being known and designated as Lot 3 of the Plat of Otho Lunsford Property, surveyed March 15, 1909, by E. C. Belvin, surveyor, which said plat is duly recorded in Plat Book 1, Page 136, in the Office of the Register of Deeds of Durham County, NC, and being a portion of the property conveyed to said Otho Lunsford by Maly W Greer by deed dated October 31, 1905, and duly recorded in Book of Deeds 32, page 543, in the Durham County Registry

TRACT 9: 206 E. GEER ST.

BEGINNING at a stake on the South side of Geer Street F. H. Green's N.E. corner and running thence with Geer St., South 75 deg. 20' E 50 feet to a stake northwest corner of Lot No. 5; thence with the West line of Lot 5 South 13 deg. 42' W 104' and 4 ins. to a stake, Northeast corner of Lot 3 in line of Lot 5; thence along the North line of Lot 3 North 75 deg. 20' West 50 feet to a stake, Bullock's Southeast corner; thence along Bullock's line and F. H. Green's line North 13 deg. 42' East 104 feet and 4 ins. to a stake in the south side of Geer Street the BEGINNING, the same being the eastern portions of Lots Nos. 1 and 2 of the Otho Lunsford property as shown by plat recorded in Plat Book 1 at Page 136, Durham County Registry. The property herein above described was acquired by Granter by instrument recorded in Book 6755, Page 79 of the Durham County Registry shown as "Parcel 2." The map showing the above described property is recorded in Plat Book 1B, Page 136. This property is commonly known as 206 E. Geer Street. Parcel ID: 110147. PIN: 083205-10-7075.



CJT

RA

ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE

111 West Main Street Durham, North Carolina 27701

p919.682.0368 f919.688.5646 jw@cjtpe.com

LIC. #1209

TM

ALTA/NSPS LAND TITLE SURVEY

E GEER STREET ASSEMBLAGE

Durham Township, Durham County

Survey For

Davis Graham & Stubbs-Geer TH Owner LLC

323 E Chapel Hill St #25105

Durham, NC 27702

Other References:

Drawn By JMPR

Checked By JPW

Scale: 1"=20'

Project No. 2194

Date Dec. 20, 2021

Sheet No.

2 of 2