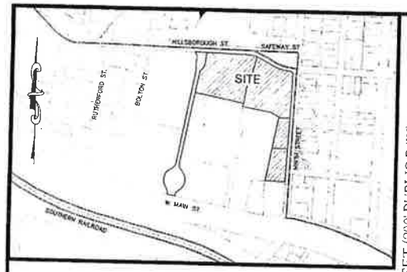
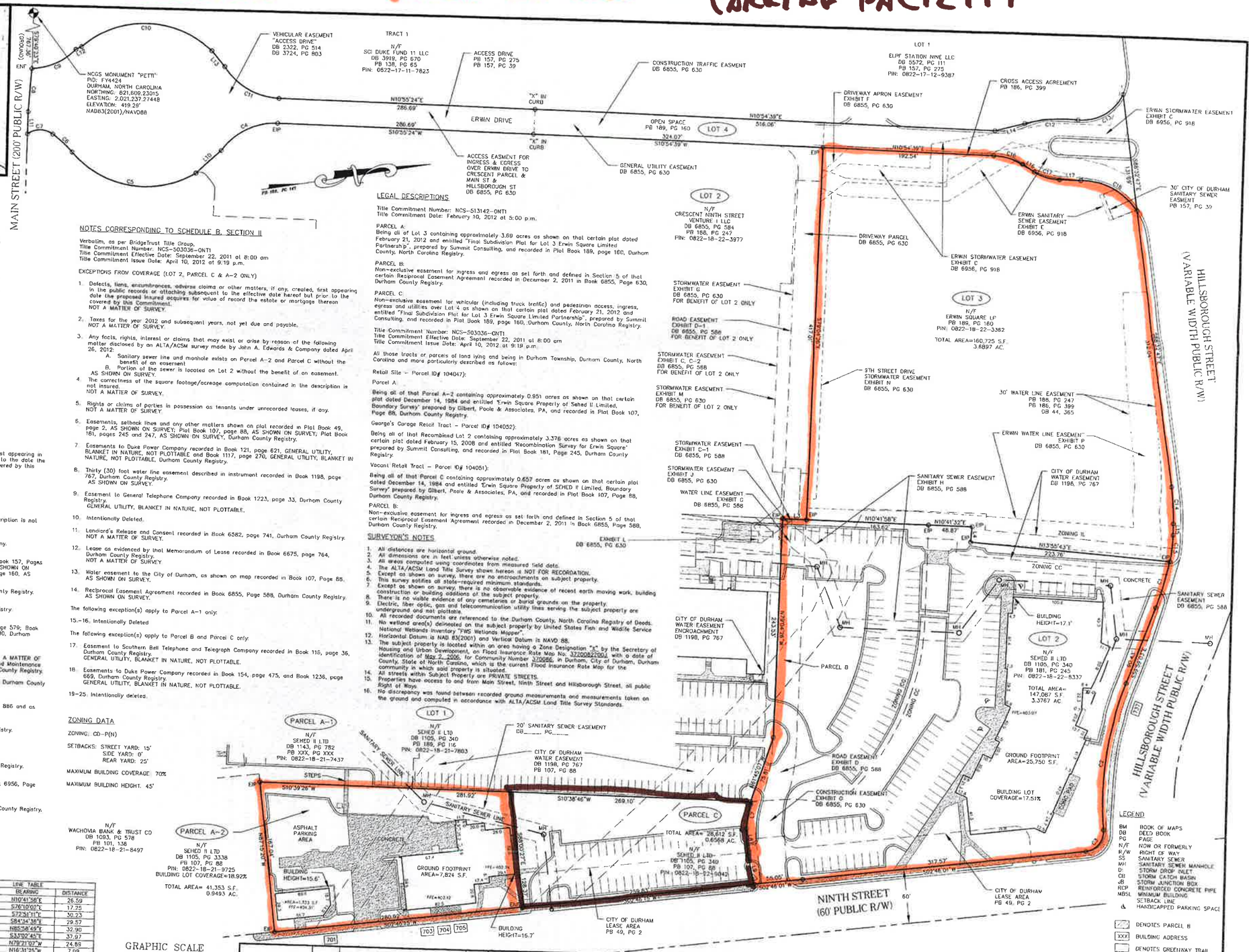
EXHIBIT "B"

— ADJACENT SHOPPING CENTER — PARKING FACILITY



VICINITY MAP
(NOT TO SCALE)



ALTA/ACSM SURVEYOR'S CERTIFICATION

To: CPGPI REGENCY ERWIN, LLC, SEHED II, LTD, A Limited Partnership, a North Carolina limited partnership, CHARTWELL PROPERTY GROUP, LLC, a North Carolina limited liability company, ERWIN SQUARE LIMITED PARTNERSHIP, a North Carolina limited partnership, BRIDGETRUST TITLE GROUP and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on April 4, 2012.
The date of Plat or Map: April 26, 2012

Surveyor's Signature

John A. Edwards, Jr., P.L.S.
Name of Surveyor

L-2776
License Number

NORTH CAROLINA PROFESSIONAL SEAL L-2776 LAND SURVEYOR JOHN A. EDWARDS JR.

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

Verbatim, as per First American Title Insurance Company,
Title Commitment Number: NCS-513142-ONT1
Title Commitment Date: February 10, 2012 at 5:00 p.m.

EXCEPTIONS FROM COVERAGE (LOT 3 ONLY)

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or mortgage thereon covered by this Commitment.
   NOT A MATTER OF SURVEY.
2. Taxes for the year 2012 and subsequent years, not yet due and payable.
   NOT A MATTER OF SURVEY.
3. This item has been intentionally deleted.
4. The correctness of the square footage/acreage computation contained in the description is not insured.
   NOT A MATTER OF SURVEY.
5. Rights or claims of parties in possession as tenants under unrecorded leases, if any.
   NOT A MATTER OF SURVEY.
6. Easements, setback lines and any other matters shown on plat recorded in Plat Book 157, Pages 39, AS SHOWN ON SURVEY; 275, Affects Parcel C; Plat Book 186, Pages 399, AS SHOWN ON SURVEY; Plat Book 188, Page 247, AS SHOWN ON SURVEY; and Plat Book 189, Page 160, AS SHOWN ON SURVEY, Durham County Registry.
7. Easement to Durham Water Company recorded in Book 44, Page 365, Durham County Registry.
   AS SHOWN ON SURVEY
8. Easements to City of Durham recorded in Book 50, Page 679, Durham County Registry.
   GENERAL UTILITY, BLANKET IN NATURE NOT PLOTTABLE
9. Easements to Duke Power Company recorded in Book 124, Page 212; Book 151, Page 579; Book 154, Page 427, 437, 439, 448 and 473; Book 204, Page 4 and Book 213, Page 480, Durham County Registry.
   GENERAL UTILITY, NOT PLOTTABLE.
10. Joint Easement and Maintenance Agreement recorded in Book 2322, Page 514, NOT A MATTER OF SURVEY, as amended by that certain Joinder and Amendment to Joint Easement and Maintenance Agreement recorded in Book 3724, Page 803, NOT A MATTER OF SURVEY, Durham County Registry.
11. Reservation of Easement set forth in that Deed recorded in Book 3724, Page 768, Durham County Registry.
    DOES NOT AFFECT PROPERTY.
12. Deletion of Common Area as described in instrument recorded in Book 6646, Page 886 and as shown on a map recorded in Plat Book 157, Page 275, Durham County Registry.
    NOT A MATTER OF SURVEY.
13. Easement set forth in Deed recorded in Book 6646, Page 891, Durham County Registry.
    BLANKET IN NATURE, NOT PLOTTABLE
14. Easement Agreement recorded in Book 6646, Page 897, Durham County Registry.
    AFFECTS LOT 4 ONLY – NOT PLOTTABLE
15. Reciprocal Easement Agreement recorded in Book 6855, Page 630, Durham County Registry.
    AS SHOWN ON SURVEY.

    First Amendment to Reciprocal Easment Agreement recorded April 25, 2012 in Book 6956, Page 918, Durham County Registry.
    (Affects Parcel A and C)
16. Water Easement to the City of Durham recorded in Book 1198, Page 767, Durham County Registry.
    AS SHOWN ON SURVEY.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	LENGTH
C1	54.13	366.17	N64°21'51"W	54.08
C2	166.40	379.87	S72°30'02"E	165.07
C3	33.95	22.01	N41°32'06"W	30.69
C4	72.81	74.50	S17°29'52"E	69.95
C5	153.05	108.50	N18°02'44"E	140.67
C6	22.20	120.24	S51°51'10"W	27.84
C7	30.17	24.15	S09°19'40"W	28.25
C8	48.70	4190.00	S76°24'28"E	48.70
C9	55.17	74.50	N15°13'23"W	53.92
C10	159.82	108.50	S10°13'32"W	145.76
C11	73.36	74.50	N39°07'57"E	70.43
C12	60.02	174.83	S04°18'12"W	59.73
C13	61.97	49.95	N21°24'21"W	58.07
C14	41.21	271.65	N84°07'18"W	41.17
C15	29.97	150.70	N74°23'33"W	29.92
C16	33.99	69.96	S24°43'34"W	33.66
C17	30.09	52.97	N25°09'26"E	29.69
C18	74.35	74.81	S36°12'06"W	71.33

LINE TABLE		
LINE	BEARING	DISTANCE
L3	N10°41'58"E	26.59
L4	S76°10'03"E	17.25
L7	S72°31'11"E	30.23
L8	S84°34'38"E	29.57
L9	N85°58'49"E	32.90
L10	S31°02'45"E	37.97
L11	N78°21'07"W	24.89
L12	N18°31'25"W	7.08
L13	N39°42'58"E	22.76
L14	N05°31'55"W	34.51
L15	S80°12'30"E	12.57
L16	S42°02'30"W	15.72
L17	N10°27'54"E	23.91

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

Verbatim, as per BridgeTrust Title Group,
Title Commitment Number: NCS-503036-ONT1
Title Commitment Effective Date: September 22, 2011 at 8:00 am
Title Commitment Issue Date: April 10, 2012 at 9:19 p.m.

EXCEPTIONS FROM COVERAGE (LOT 2, PARCEL C & A-2 ONLY)

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or mortgage thereon covered by this Commitment.
   NOT A MATTER OF SURVEY.
2. Taxes for the year 2012 and subsequent years, not yet due and payable.
   NOT A MATTER OF SURVEY.
3. Any facts, rights, interest or claims that may exist or arise by reason of the following matter disclosed by an ALTA/ACSM survey made by John A. Edwards & Company dated April 26, 2012:
   A. Sanitary sewer line and manhole exists on Parcel A-2 and Parcel C without the benefit of an easement
   B. Portion of the sewer is located on Lot 2 without the benefit of an easement.
   AS SHOWN ON SURVEY.
4. The correctness of the square footage/acreage computation contained in the description is not insured.
   NOT A MATTER OF SURVEY.
5. Rights or claims of parties in possession as tenants under unrecorded leases, if any.
   NOT A MATTER OF SURVEY.
6. Easements, setback lines and any other matters shown on plat recorded in Plat Book 49, page 2, AS SHOWN ON SURVEY; Plat Book 107, page 88, AS SHOWN ON SURVEY; Plat Book 181, pages 245 and 247, AS SHOWN ON SURVEY, Durham County Registry.
7. Easements to Duke Power Company recorded in Book 121, page 621, GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE and Book 1117, page 270, GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE, Durham County Registry.
8. Thirty (30) foot water line easement described in instrument recorded in Book 1198, page 767, Durham County Registry.
   AS SHOWN ON SURVEY.
9. Easement to General Telephone Company recorded in Book 1223, page 33, Durham County Registry.
   GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.
10. Intentionally Deleted.
11. Landlord's Release and Consent recorded in Book 6582, page 741, Durham County Registry.
    NOT A MATTER OF SURVEY.
12. Lease as evidenced by that Memorandum of Lease recorded in Book 6675, page 764, Durham County Registry.
    NOT A MATTER OF SURVEY.
13. Water easement to the City of Durham, as shown on map recorded in Book 107, Page 88.
    AS SHOWN ON SURVEY.
14. Reciprocal Easement Agreement recorded in Book 6855, page 588, Durham County Registry.
    AS SHOWN ON SURVEY.

The following exception(s) apply to Parcel A-1 only:

15.-16. Intentionally Deleted

The following exception(s) apply to Parcel B and Parcel C only:

17. Easement to Southern Bell Telephone and Telegraph Company recorded in Book 116, page 36, Durham County Registry.
    GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.
18. Easements to Duke Power Company recorded in Book 154, page 475, and Book 1236, page 669, Durham County Registry.
    GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.

19-25. Intentionally deleted.

ZONING DATA

ZONING: CD-P(N)

SETBACKS: STREET YARD: 15'
SIDE YARD: 0'
REAR YARD: 25'

MAXIMUM BUILDING COVERAGE: 70%

MAXIMUM BUILDING HEIGHT: 45'

LEGAL DESCRIPTIONS

Title Commitment Number: NCS-513142-ONT1
Title Commitment Date: February 10, 2012 at 5:00 p.m.

PARCEL A:
Being all of Lot 3 containing approximately 3.69 acres as shown on that certain plat dated February 21, 2012 and entitled "Final Subdivision Plat for Lot 3 Erwin Square Limited Partnership", prepared by Summit Consulting, and recorded in Plat Book 189, page 160, Durham County, North Carolina Registry.

PARCEL B:
Non-exclusive easement for ingress and egress as set forth and defined in Section 5 of that certain Reciprocal Easement Agreement recorded in December 2, 2011 in Book 6855, Page 630, Durham County Registry.

PARCEL C:
Non-exclusive easement for vehicular (including truck traffic) and pedestrian access, ingress, egress and utilities over Lot 4 as shown on that certain plat dated February 21, 2012 and entitled "Final Subdivision Plat for Lot 3 Erwin Square Limited Partnership", prepared by Summit Consulting, and recorded in Plat Book 189, page 160, Durham County, North Carolina Registry.

Title Commitment Number: NCS-503036-ONT1
Title Commitment Effective Date: September 22, 2011 at 8:00 am
Title Commitment Issue Date: April 10, 2012 at 9:19 p.m.

All those tracts or parcels of land lying and being in Durham Township, Durham County, North Carolina and more particularly described as follows:

Retail Site – Parcel ID# 104047):

Parcel A:

Being all of that Parcel A-2 containing approximately 0.951 acres as shown on that certain plat dated December 14, 1984 and entitled "Erwin Square Property of Sehed II Limited, Boundary Survey" prepared by Gilbert, Poole & Associates, PA, and recorded in Plat Book 107, Page 88, Durham County Registry.

George's Garage Retail Tract – Parcel ID# 104052):

Being all of that Recombined Lot 2 containing approximately 3.376 acres as shown on that certain plat dated February 15, 2008 and entitled "Recombination Survey for Erwin Square" prepared by Summit Consulting, and recorded in Plat Book 181, Page 245, Durham County Registry.

Vacant Retail Tract – Parcel ID# 104051):

Being all of that Parcel C containing approximately 0.657 acres as shown on that certain plat dated December 14, 1984 and entitled "Erwin Square Property of Sehed II Limited, Boundary Survey" prepared by Gilbert, Poole & Associates, PA, and recorded in Plat Book 107, Page 88, Durham County Registry.

PARCEL B:
Non-exclusive easement for ingress and egress as set forth and defined in Section 5 of that certain Reciprocal Easement Agreement recorded in December 2, 2011 in Book 6855, Page 588, Durham County Registry.

SURVEYOR'S NOTES

1. All distances are horizontal ground.
2. All dimensions are in feet unless otherwise noted.
3. All areas computed using coordinates from measured field data.
4. The ALTA/ACSM Land Title Survey shown hereon is NOT FOR RECORDATION.
5. Except as shown on survey, there are no encroachments on subject property.
6. This survey satisfies all state-required minimum standards.
7. Except as shown on survey, there is no observable evidence of recent earth moving work, building construction or building additions of the subject property.
8. There is no visible evidence of any cemeteries or burial grounds on the property.
9. Electric, fiber optic, gas and telecommunication utility lines serving the subject property are underground and not plotted.
10. All recorded documents are referenced to the Durham County, North Carolina Registry of Deeds.
11. No wetland area(s) delineated on the subject property by United States Fish and Wildlife Service National Wetlands Inventory "FWS Wetlands Mapper".
12. Horizontal Datum is NAD 83(2001) and Vertical Datum is NAVD 88.
13. The subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 3720087200J with a date of identification of May 2, 2006, for Community Number 370086 in Durham, City of Durham, Durham County, State of North Carolina, which is the current Flood Insurance Rate Map for the community in which said property is situated.
14. All streets within Subject Property are PRIVATE STREETS.
15. Properties have access to and from Main Street, Ninth Street and Hillsborough Street, all public Right of Ways.
16. No discrepancy was found between recorded ground measurements and measurements taken on the ground and computed in accordance with ALTA/ACSM Land Title Survey Standards.

GRAPHIC SCALE
0 10
(IN FEET)
1 inch = 50 ft.

LEGEND

BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
N/F	NOW OR FORMERLY
R/W	RIGHT OF WAY
SS	SANITARY SEWER
MH	SANITARY SEWER MANHOLE
D	STORM DROP INLET
CB	STORM CATCH BASIN
JB	STORM JUNCTION BOX
RCP	REINFORCED CONCRETE PIPE
MBSL	MINIMUM BUILDING SETBACK LINE
♿	HANDICAPPED PARKING SPACE
	DENOTES PARCEL B
XXX	BUILDING ADDRESS
	DENOTES GREENWAY TRAIL

DATE	REVISION	BY

JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com

SCALE 1" = 50'	DATE 4-26-2012
FILE BK & PAGE	DRAWN BY CLP
FILE NO. ALTA SURVEY	CHECKED BY JAE, JR.

SURVEY OF
ERWIN SQUARE
LOT 2 & 3, PARCEL A-2 &C
DURHAM DURHAM COUNTY NORTH CAROLINA
ALTA/ACSM LAND TITLE SURVEY

SHEET 1 OF 1