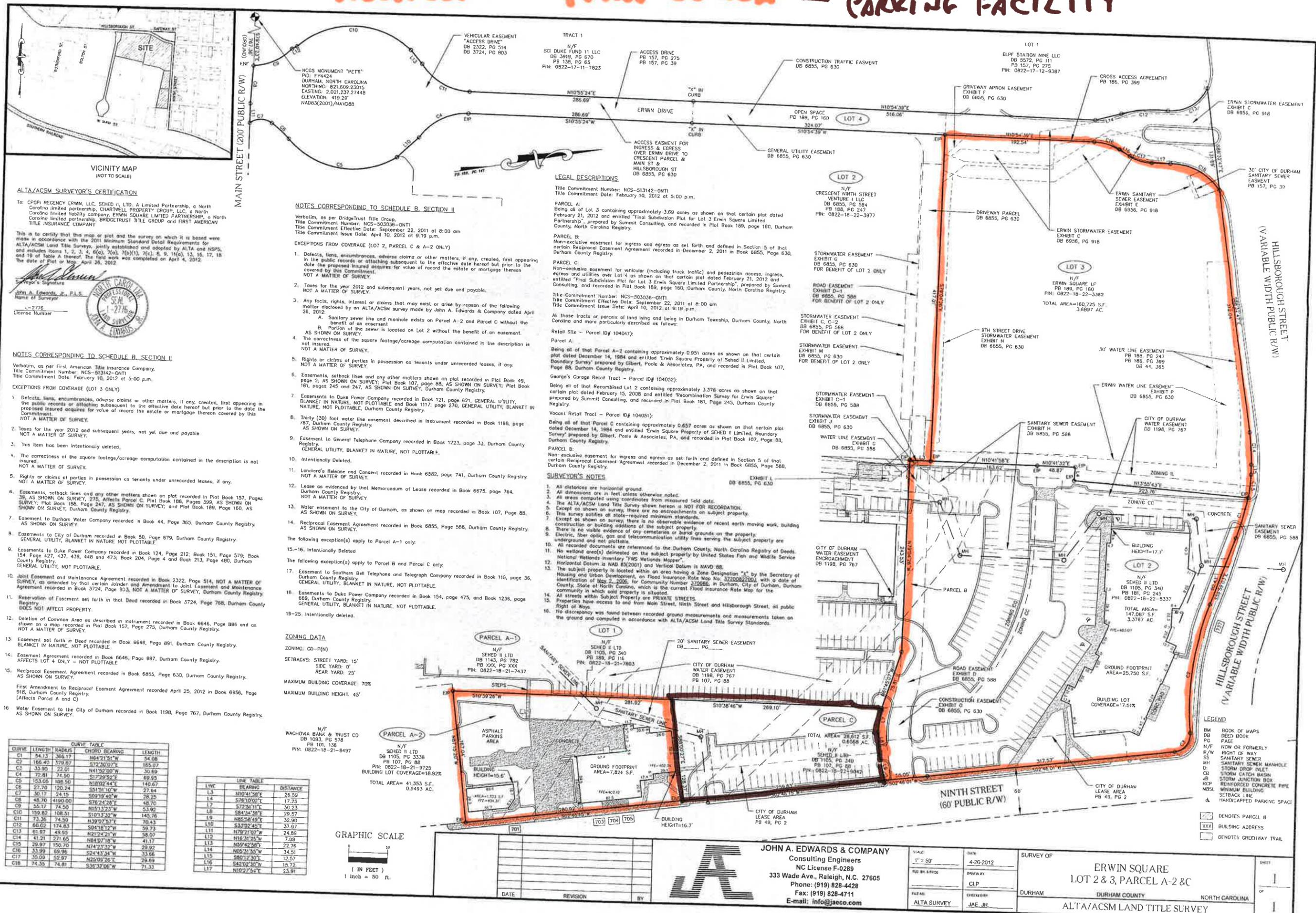


EXHIBIT "B"

ADJACENT SHOPPING CENTER - PARKING FACILITY



VICINITY MAP (NOT TO SCALE)

ALTA/ACSM SURVEYOR'S CERTIFICATION

To: CPOPI REGENCY ERWIN, LLC, SEHED II, LTD. A Limited Partnership, a North Carolina limited partnership, CHARNELL PROPERTY GROUP, LLC, a North Carolina limited liability company, ERWIN SQUARE LIMITED PARTNERSHIP, a North Carolina limited partnership, BROOKTRUST TITLE GROUP and FIRST AMERICAN TITLE INSURANCE COMPANY

This is to certify that this map or plot 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, as established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 7(a), 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 Plot or Map is April 26, 2012.

John A. Edwards & Company, P.L.L.C.
 Name of Surveyor
 L-2776
 License Number



NOTES CORRESPONDING TO SCHEDULE B, SECTION II

- Verbatim, as per First American Title Insurance Company. Title Commitment Number: NCS-513142-0NT1. Title Commitment Date: February 10, 2012 at 5:00 p.m.
- EXCEPTIONS FROM COVERAGE (LOT 3 ONLY)
- 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 NOT A MATTER OF SURVEY.
 - Taxes for the year 2012 and subsequent years, not yet due and payable. NOT A MATTER OF SURVEY.
 - This item has been intentionally deleted.
 - The correctness of the square footage/acreage computation contained in the description is not insured. NOT A MATTER OF SURVEY.
 - Rights or claims of parties in possession as tenants under unrecorded leases, if any. NOT A MATTER OF SURVEY.
 - Easements, setback lines and any other matters shown on plot recorded in Plat Book 157, Page 39, AS SHOWN ON SURVEY; 275, Affects Parcel C. Plat Book 186, Pages 399, AS SHOWN ON SURVEY; Plat Book 186, Page 247, AS SHOWN ON SURVEY; and Plat Book 189, Page 160, AS SHOWN ON SURVEY, Durham County Registry.
 - Easement to Durham Water Company recorded in Book 44, Page 365, Durham County Registry. AS SHOWN ON SURVEY.
 - Easements to City of Durham recorded in Book 50, Page 679, Durham County Registry. GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.
 - Easements to Duke Power Company recorded in Book 124, Page 212; Book 151, Page 579; Book 154, Page 427, 437, 438, 448 and 473; Book 204, Page 4 and Book 213, Page 480, Durham County Registry. GENERAL UTILITY, NOT PLOTTABLE.
 - Joint Easement and Maintenance Agreement recorded in Book 2322, Page 514, NOT A MATTER OF SURVEY, as amended by that certain Jointer and Amendment to Joint Easement and Maintenance Agreement recorded in Book 3724, Page 803, NOT A MATTER OF SURVEY, Durham County Registry.
 - Reservation of Easement set forth in that Deed recorded in Book 768, Durham County Registry. DOES NOT AFFECT PROPERTY.
 - 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.
 - Easement set forth in Deed recorded in Book 8646, Page 891, Durham County Registry. BLANKET IN NATURE, NOT PLOTTABLE.
 - Easement Agreement recorded in Book 6646, Page 897, Durham County Registry. AFFECTS LOT 4 ONLY - NOT PLOTTABLE.
 - Reciprocal Easement Agreement recorded in Book 6855, Page 630, Durham County Registry. AS SHOWN ON SURVEY.
- First Amendment to Reciprocal Easement Agreement recorded April 25, 2012 in Book 6956, Page 918, Durham County Registry. (Affects Parcel A and C)
- Water Easement to the City of Durham recorded in Book 1198, Page 767, Durham County Registry. AS SHOWN ON SURVEY.

NOTES CORRESPONDING TO SCHEDULE B, SECTION II

- Verbatim, as per BridgeTrust Title Group. Title Commitment Number: NCS-503036-0NT1. 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)
- 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 NOT A MATTER OF SURVEY.
 - Taxes for the year 2012 and subsequent years, not yet due and payable. NOT A MATTER OF SURVEY.
 - 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.
 - Sanitary sewer line and manhole exists on Parcel A-2 and Parcel C without the benefit of an easement.
 - Portion of the sewer is located on Lot 2 without the benefit of an easement.
 The correctness of the square footage/acreage computation contained in the description is not insured.
 - Rights or claims of parties in possession as tenants under unrecorded leases, if any. NOT A MATTER OF SURVEY.
 - Easements, setback lines and any other matters shown on plot 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.
 - Easements to Duke Power Company recorded in Book 121, page 621, GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE, Durham County Registry.
 - Thirty (30) foot water line easement described in instrument recorded in Book 1198, page 767, Durham County Registry. AS SHOWN ON SURVEY.
 - Easement to General Telephone Company recorded in Book 1223, page 33, Durham County Registry. GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.
 - Intentionally Deleted.
 - Landlord's Release and Consent recorded in Book 6582, page 741, Durham County Registry. NOT A MATTER OF SURVEY.
 - Lease as evidenced by that Memorandum of Lease recorded in Book 6675, page 764, Durham County Registry. NOT A MATTER OF SURVEY.
 - Water easement to the City of Durham, as shown on map recorded in Book 107, Page 88, AS SHOWN ON SURVEY.
 - 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 658, Durham County Registry. GENERAL UTILITY, BLANKET IN NATURE, NOT PLOTTABLE.
- 19-25. Intentionally deleted.

ZONING DATA

ZONING: CD-(H)

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

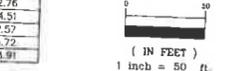
MAXIMUM BUILDING COVERAGE: 70%

MAXIMUM BUILDING HEIGHT: 45'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N10°41'38"E	26.59
L2	S76°10'07"E	17.25
L3	S72°31'11"E	30.23
L4	S84°34'38"E	29.57
L5	N85°58'49"E	32.90
L6	S33°02'42"E	37.97
L7	N79°21'02"W	24.89
L8	N18°31'54"W	7.69
L9	N59°42'58"E	22.76
L10	N09°21'35"W	34.51
L11	S80°12'30"E	12.57
L12	S42°02'30"E	15.72
L13	N19°27'52"E	23.91

GRAPHIC SCALE



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	LENGTH
C1	54.13	369.17	N64°21'51"W	54.08
C2	186.40	379.87	S72°30'07"E	185.07
C3	33.95	72.01	N41°32'00"W	30.89
C4	72.81	74.50	S72°29'52"E	69.55
C5	103.05	108.50	N18°02'44"E	140.67
C6	27.70	120.24	S81°51'10"W	27.84
C7	30.17	74.15	S09°19'40"W	28.25
C8	48.70	4180.00	S76°24'28"E	48.70
C9	55.17	74.50	N15°32'23"W	53.92
C10	159.82	108.51	S10°33'22"W	145.76
C11	73.36	74.50	N39°07'57"E	70.43
C12	60.02	174.83	S94°18'12"W	59.73
C13	61.97	48.65	N74°23'22"W	29.92
C14	41.21	271.65	N21°24'21"W	38.07
C15	29.97	150.70	N84°07'18"W	41.17
C16	33.99	69.96	S24°43'34"W	33.66
C17	30.09	52.97	N25°02'36"E	29.69
C18	74.35	74.81	S36°32'06"W	71.33

LEGAL DESCRIPTIONS

Title Commitment Number: NCS-513142-0NT1
 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-503036-0NT1
 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

- All distances are horizontal ground.
- All dimensions are in feet unless otherwise noted.
- All areas computed using coordinates from measured field data.
- The ALTA/ACSM Land Title Survey shown herein is NOT FOR RECORDATION.
- Except as shown on survey, there are no encroachments on subject property.
- This survey complies with state-required minimum standards.
- Except as shown on survey, there is no observable evidence of recent earth moving work, building construction or building additions of the subject property.
- There is no visible evidence of any cemeteries or burial grounds on the property.
- Electric, fiber optic, gas and telecommunication utility lines serving the subject property are underground and not plottable.
- All recorded documents are referenced to the Durham County, North Carolina Registry of Deeds.
- No wetland areas as delineated on the subject property by United States Fish and Wildlife Service National Wetlands Inventory "2005 Wetlands Mapper".
- Horizontal Datum is NAD 83(2011) and Vertical Datum is NAVD 88.
- The subject property is located within an area having a Zone Designation "S" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 3220022004, with a date of identification of May 2, 2006, for Community Number 320686, 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.
- All streets within Subject Property are PRIVATE STREETS.
- Properties have access to and from Main Street, Ninth Street and Hillsborough Street, all public Right of Way.
- 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.

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 BY & PRICE:	DRAWN BY:
FILE NO:	CHECKED BY:
ALTA SURVEY	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

ALTA/ACSM LAND TITLE SURVEY, 1:50
 JOHN A. EDWARDS & COMPANY, P.L.L.C. 333 WADE AVENUE, RALEIGH, NC 27605
 PHONE: (919) 828-4428 FAX: (919) 828-4711