

Tri-Center (Tate Terrace) LLC
Deed Book 2872 Page 988
Plat Book 136 Page 97
Parcel ID: 157256

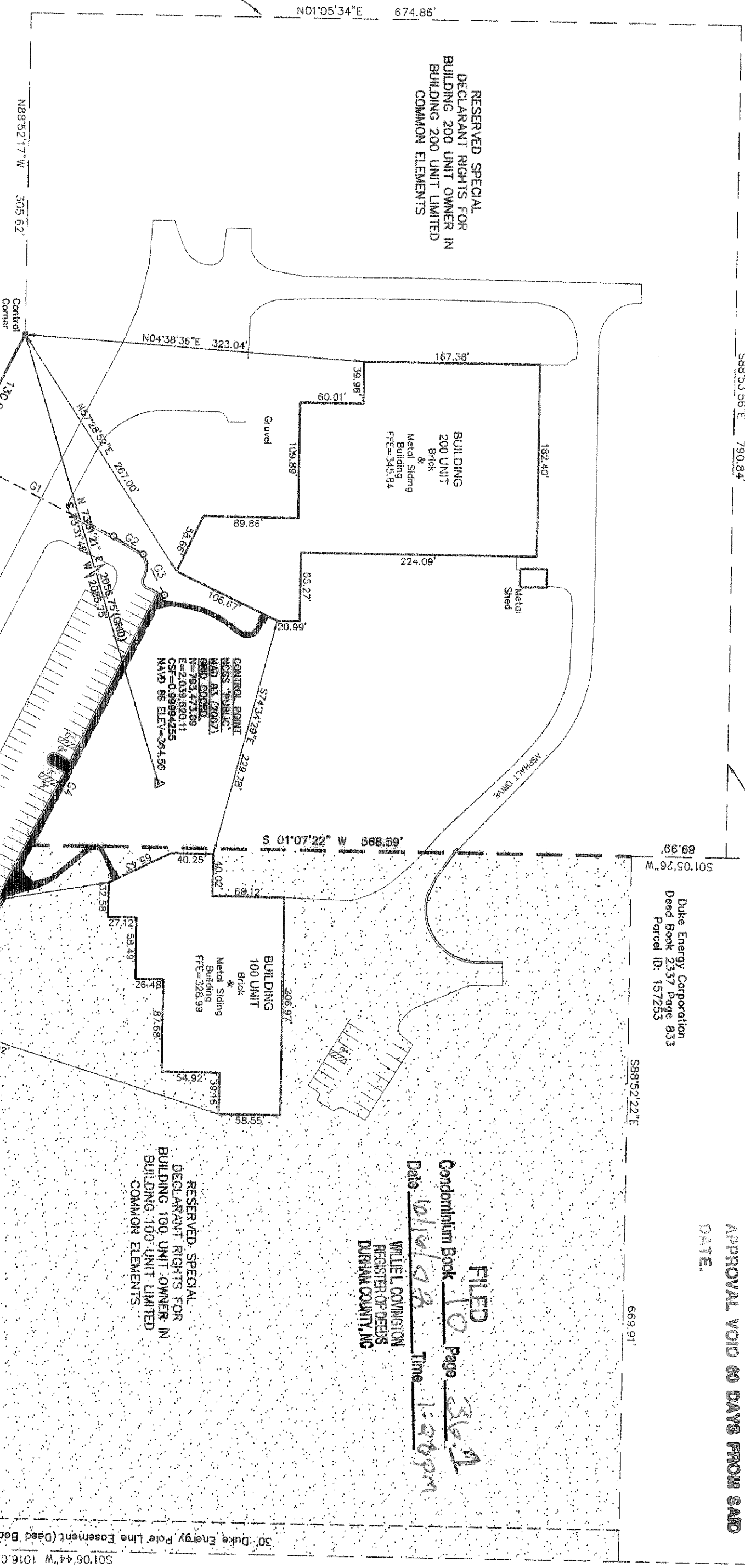
NOTE: BOUNDARY AS SHOWN NOT SURVEYED.
REFERENCE: PLAT BOOK 136 PAGE 26

THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION BY THE DURHAM CITY PLANNING DEPARTMENT BY Walter P. Slawson DATE: 6-13-2008 APPROVAL VOID 60 DAYS FROM SAID DATE.

RESERVED SPECIAL DECLARANT RIGHTS FOR BUILDING 200 UNIT LIMITED COMMON ELEMENTS

FILED
Condominium Book 10 Page 361
Date: 6/13/08 Time: 1:08pm
WALTER CONNOR
REGISTERED DEEDS
DURHAM COUNTY, NC

RESERVED SPECIAL DECLARANT RIGHTS FOR BUILDING 100 UNIT LIMITED COMMON ELEMENTS



- BUILDING 100 UNIT CONTAINING 27,163,164 Sq.Ft./0.624 ACRES
- BUILDING 200 UNIT CONTAINING 47,659,543 Sq.Ft./1.094 ACRES
- BLDG 100 UNIT LIMITED COMMON ELEMENTS CONTAINING 14,207 ACRES
- BLDG 200 UNIT LIMITED COMMON ELEMENTS CONTAINING 10,642 ACRES

GENERAL COMMON ELEMENTS

LINE	BEARING	DISTANCE
G1	S27°44'03"W	163.48
G2	S50°59'23"W	33.03
G3	N62°33'50"E	43.42
G4	N62°15'48"W	410.46
G5	N28°15'53"E	119.42
G6	S81°44'07"E	39.31
G7	S89°09'53"W	36.27
G8	N20°42'29"W	123.87
G9	N20°42'29"W	123.87
G10	N12°31'17"E	61.80

BOUNDARY DESCRIPTION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	891.92'	152.67'	S 48°26'52"E	08°48'27"	06°17'44"
C2	891.92'	98.00'	S 56°29'57"E	06°17'44"	20°22'02"
C3	321.36'	114.23'	S47°42'12"E	20°22'02"	29°08'02"
C4	169.67'	86.27'	S08°48'19"E	29°08'02"	

- * of UMG, Vice, Manager of ADIP**
Duval Partners, LLC, general partner
- GENERAL NOTES:
- Bearing basis related to Map Book 136, Page 26.
 - This property lies within Flood Zone "X" per FEMA FIRN Map Community Panel No. 3720079900L, Revised May 2, 2006.
 - All distances are horizontal unless otherwise noted.
 - No encroachments other than shown on survey.
 - Zoning: SRP (Science Research Park)
 - A. Building Setbacks (Front - 150'+1 ft./acre) (Rear - 150') (Street Side - 150'+1 ft./acre)
 - B. Building Height Restriction 120 ft. (up to 145' with Board of Adjustment approval)
 - Total Parking Spaces - 85 Regular Parking Spaces & 5 Handicap Parking Spaces.
 - Area by coordinate computations.
 - Site Address: 12 T W Alexander Drive
 - Total Site Area=30.029 Acres
 - Vertical Datum Shown is NAVD 88

Final Plat Owners Certificate
I, Walter P. Slawson, County Clerk of Durham County, North Carolina, do hereby certify that as of the time of recording of this plat, the following persons are the owners of the land described herein, and that the dedication statement pertaining to this recording, as of this date, is the true and correct statement of the owners of the land described herein, and that the same shall be binding on all persons claiming an interest in the land described herein.

Signed: Walter P. Slawson, County Clerk
Date: June 13, 2008

Final Plat Attorney's Certificate
I, Shane C. Boagoy, Attorney at Law, do hereby certify that as of the time of recording of this plat, the following persons are the owners of the land described herein, and that the dedication statement pertaining to this recording, as of this date, is the true and correct statement of the owners of the land described herein, and that the same shall be binding on all persons claiming an interest in the land described herein.

Signed: Shane C. Boagoy, Attorney at Law
Date: June 13, 2008

Final Plat Owners Certificate
I, Walter P. Slawson, County Clerk of Durham County, North Carolina, do hereby certify that as of the time of recording of this plat, the following persons are the owners of the land described herein, and that the dedication statement pertaining to this recording, as of this date, is the true and correct statement of the owners of the land described herein, and that the same shall be binding on all persons claiming an interest in the land described herein.

Signed: Walter P. Slawson, County Clerk
Date: June 13, 2008

Final Plat Attorney's Certificate
I, Shane C. Boagoy, Attorney at Law, do hereby certify that as of the time of recording of this plat, the following persons are the owners of the land described herein, and that the dedication statement pertaining to this recording, as of this date, is the true and correct statement of the owners of the land described herein, and that the same shall be binding on all persons claiming an interest in the land described herein.

Signed: Shane C. Boagoy, Attorney at Law
Date: June 13, 2008



REVISIONS: NAD 83 (2007)

NO.	DATE	DESC.
1	05-19-08	ORIGINAL RELEASE
2	06-03-08	REVIEW COMMENTS

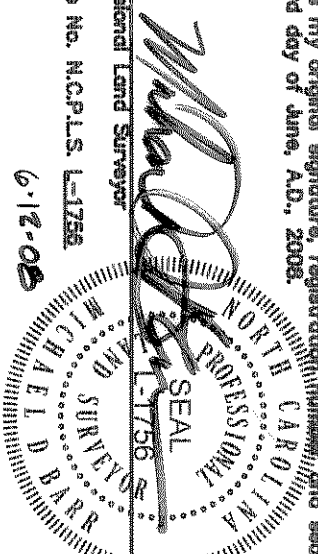
SURVEYOR'S CERTIFICATION

I, Michael D. Bort, a surveyor licensed under the provisions of Chapter 88C of the North Carolina General Statutes, do hereby certify that this plat was prepared in accordance with the provisions of the North Carolina General Statutes. Said Plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries.

I further certify that this plat was drawn under my supervision (and any description recorded in Books referenced) that the boundaries not surveyed are clearly indicated as drawn from information found in Books referenced; that the ratio of precision as calculated is 1:20,000; that this plat was prepared in accordance with G.S. 47-30 as amended.

This is to certify that this survey is a control survey.

Witness my original signature, registered in my hand and seal this 3rd day of June, A.D., 2008.



CONDOMINIUM PLAT
FOR
12 T.W. ALEXANDER DRIVE CONDOMINIUM

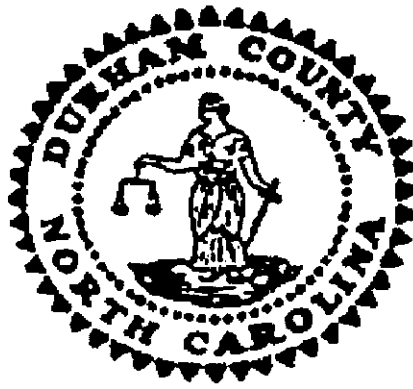
Triangle Township
Durham County
North Carolina
PIN # 073904830158

OWNER:
06/3/2008
ALEXANDER DRIVE INVESTMENT PARTNERS, LP
5901-B Peachtree Dunwoody Road Suite 375
Atlanta, Georgia 30328
(678)-441-0001

BSC GROUP
701 Corporate Center Dr., Suite 1653
Raleigh, North Carolina
27607
919-854-0811

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SCALE: 1" = 100'
0 50 100 200 FEET

FILE: Bekart Corporation Condo Conv.
DWG. NO: S-1 SHEET 1 OF 1
JOB. NO: 07034.00



WILLIE L. COVINGTON
REGISTER OF DEEDS, DURHAM COUNTY
DURHAM COUNTY COURTHOUSE
200 E. MAIN STREET
DURHAM, NC 27701

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