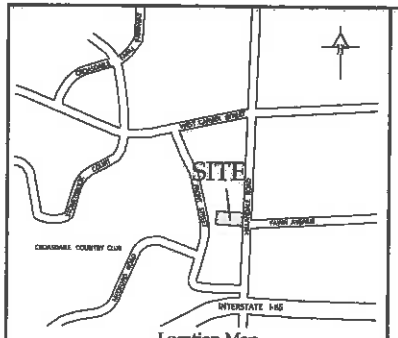
 EXHIBIT A-1



Location Map
(Not to Scale)

Legend

- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND
- IRON ROD/REBAR FOUND
- PK NAIL FOUND
- CHISELED "X" IN CONC. FOUND
- CLEANOUT
- STORM YARD INLET
- STORM CURB INLET
- LIGHT POLE
- POWER/UTILITY POLE W/RISER
- POWER/UTILITY POLE W/LIGHT
- CONCRETE CURB
- METAL AWNING FRAME/OVERHANG
- SPOT ELEVATION POINT
- ELECTRIC METER(S) BANK
- TELEPHONE PEDESTAL
- WATER VALVE
- SIGN
- PYLON SIGN
- HANDICAP PARKING SPACE
- PARKING PAINT LINE/BLOCK
- WOOD RETAINING WALL
- WOOD FENCE
- TELECOMMUNICATIONS VAULT
- OHU OVERHEAD UTILITY LINE(S)
- TRANSFORMER
- PROPERTY LINE
- CONCRETE SURFACE
- UTILITY EASEMENT AREA (DB 8282 PG 893)

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 28 03:01:33 PM
BK:19 PG:49-49
CONDOMINIUM PLATS
FEE: $21.00
INSTRUMENT # 2018021172

2018021172

Map Notes:

1. Area by Coordinate Method
2. No Published Horizontal Control Monument found within 2,000 feet.
3. New Monumentation is 3/4" diameter iron pipes unless otherwise noted.
4. All distances are horizontal ground distances in U.S. survey feet.
5. The subject property does not lie within a Special Flood Hazard Area as described on the Flood Insurance Rate Map for the City of Durham community in which the subject property is located. The subject property lies within Zone "X" Minimal Risk of the Flood Insurance Rate Map number 3720081300J Panel 0813 bearing an effective date of May 2, 2006.
6. The Subject property contains 78 regular striped parking spaces and 4 Handicapped striped parking spaces, yielding a combined total of 82 overall striped spaces.
7. No evidence of party walls with adjacent owners on subject property at time of survey.
8. Location of utilities obtained by observed (surface) evidence only.
9. No observable evidence of earth moving work, building construction, or building additions on Subject Property at time of survey.
10. No observable evidence of changes in street right of way lines either completed or proposed, and no evidence of recent street sidewalk construction or repairs.
11. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
12. No evidence of wetlands exist on subject property at time of survey.
13. Subject Property Zoned OI (Office-Institutional).
14. Subject Property is in the Urban Growth Boundary, Urban Development Tier.

Owner's Certificate

Owner: UW II LLC
Contact: James W. Pow
1350-2 Executive Circle
Cary, North Carolina 27511
919-465-0360

The undersigned owner of the property lying within the platted plat and subdivision thereby certifies that he ordered the work of the surveying and plotting done and that all public and private streets, easements, and other areas so dedicated upon said plat are hereby dedicated for such use.

Owner

State of North Carolina
County of Durham

I, William Thomas Hutchins, Jr.
a notary for said County and State, do hereby certify that James W. Pow
appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official seal, this 18th day of May, 2018

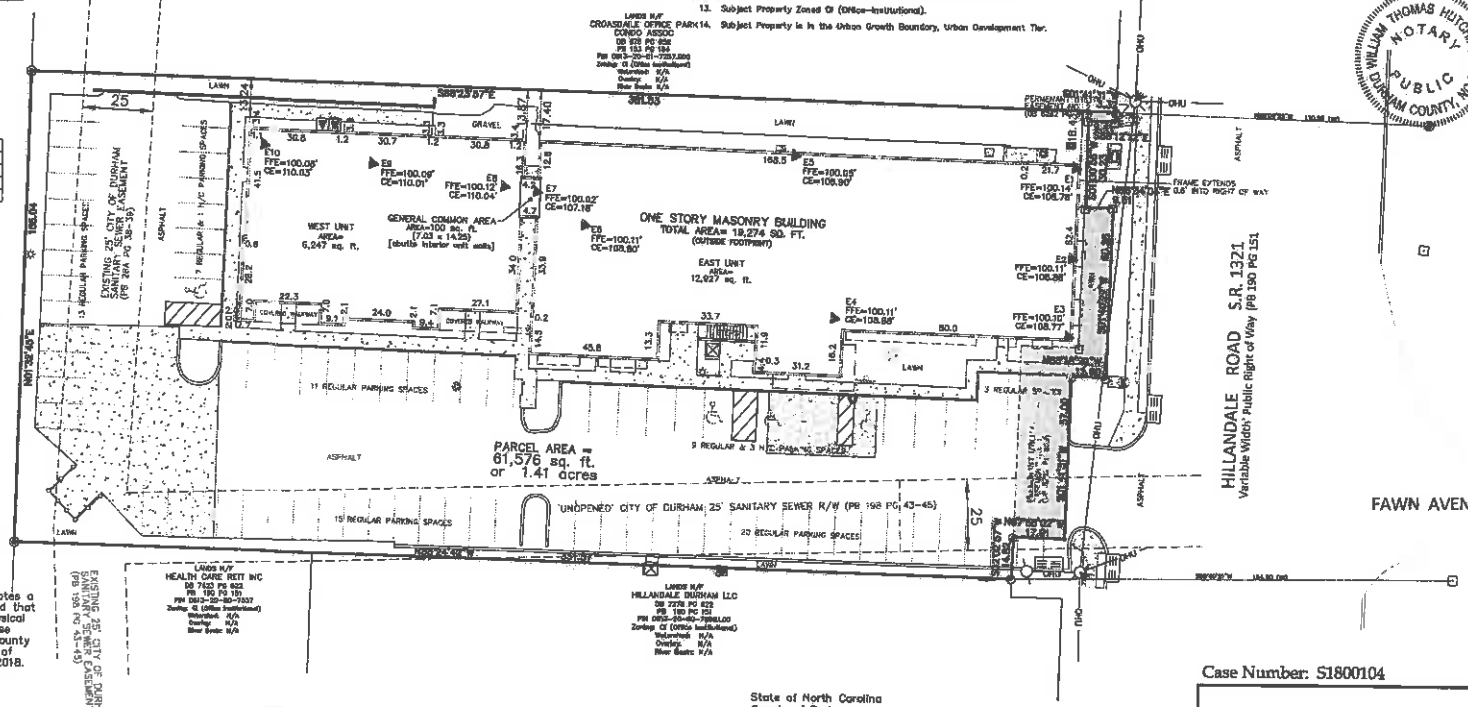
My Commission Expires 9/11 2020

WILLIAM THOMAS HUTCHINS, JR. NOTARY PUBLIC DURHAM COUNTY, NC

N.C. GRID (NAD 83/86)

PROPOSED CONDOMINIUM (FIRST FLOOR) PLAN				
UNIT NO.	AREA	ADDRESS	CEILING ELEVATION	FLOOR ELEVATION
EAST UNIT	12,927.57 S.F.	1901 HILLANDALE ROAD	100.08'	108.77'
COMMON	120.21 S.F.	1901 HILLANDALE ROAD	100.02'	107.18'
WEST UNIT	5,885.91 S.F.	1901 HILLANDALE ROAD	100.08'	110.01'

SOURCE: "FIRST DOWNTOWN 1901 HILLANDALE ROAD" PLAT, SHEET 2-1 PREPARED BY BARNES ARCHITECT DATED APRIL 5, 2018 DRAWNUMBER 2018 NO. 0742



Surveyor's Certificate

I, Stephen D. Puckett, do hereby certify that this survey creates a Condominium of land in accordance with G.S. 47C-2-109 and that this Plat accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries and that this parcel lies within the area of the county or municipality that has an ordinance that regulates parcels of land. Witness my hand and seal this 15th day of May, A.D. 2018.

Stephen D. Puckett L-2683
Professional Land Surveyor 5-15-2018

State of North Carolina

I, Stephen D. Puckett, certify that this plat was drawn under my supervision from an actual survey made under my supervision, deed description recorded in Book (see references), that the boundaries not surveyed are clearly indicated as drawn from information found in Durham County Registry; that the ratio of precision positional accuracy is as calculated is 1:20,000; and that this plat meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56, 1600) and was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, License number, and seal this 15th day of May, A.D., 2018.

Stephen D. Puckett L-2683

I, Stephen D. Puckett, certify to one or more of the following:

A. That this Survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land.
B. That this Survey is located in a portion of a County or Municipality that is unregulated as to an ordinance that regulates parcels of land.
C. One of the following:
   1. That this is of an existing parcel or parcels of land and does not create a new street or change an existing street.
   2. That this Survey is of an existing building or other structure, or natural feature, such as a watercourse.
   3. That this Survey is a Control Survey.
D. That this plat is of a Survey of another category, such as a recombination of existing parcels, a court-ordered survey or other exception to the definition of subdivision.
E. That the information available to this Surveyor is such that I am unable to make a determination to the best of my professional ability as to the provisions in A-D above.

North Carolina Professional Land Surveyor # 2683

NORTH CAROLINA PROFESSIONAL SEAL L-2683 LAND SURVEYOR STEPHEN D. PUCKETT

Common Elements

The common elements shall consist of the following:
(i) All driveway lanes, parking spaces, sidewalks and other paved area (including curbing) located on the Property;
(ii) All trash dumpsters located on the Property;
(iii) All landscape improvements including grasses, shrubs, trees, decorative plantings and associated landscape elements – beds, boxes, edgings, fences, screenings, directional and directory signage, handrails, retaining walls, water control features and drainage improvements located on the Property;
(iv) All utility service improvements including wires, lines, pipes, poles, meters, boxes, manholes, transformers, dishes and associated improvements located on the Property;
(v) Project signage improvements located on the Property;
(vi) All handicap access, maintenance access, fire escape and other safety features including ramps, walkways, entries, foyers, closets, and porches located on the Property;
(vii) All site lighting improvements including poles, light fixtures, building packages and meters located on the Property;
(viii) Other areas indicated as Common Elements on the Plans and the Limited Common Elements described below.

Reference is hereby made to the Plans for a more particular description of the Common Elements.

References in this Declaration to Common Elements shall include Limited Common Elements unless the context clearly indicates otherwise.
(b) A Common Element that is allocated or designed exclusively to one or more Units, but fewer than all Units, by this Declaration shall be a Limited Common Element.

The Limited Common Elements allocated to the Unit(s) which they serve are:
(i) All roofs, exterior walls, exterior doors and exterior windows or other fixtures designed to serve a single Unit, but located outside that Unit's boundary;
(ii) Any part of a heating, ventilation and air conditioning system including fans, compressors, and cement pads whether located inside or outside of the boundaries of the Unit(s) which it serves exclusively;
(iii) Those portions of any chute, flue, duct, wire, pipe, for water or sewer, conduit, bearing wall, bearing column, or any other fixture lying partly within and partially outside the Unit boundaries of the Unit served exclusively;
(iv) basements and crawlspaces along with access thereto located beneath a Unit; and
(v) Other areas indicated as Limited Common Elements on the Plans.

State of North Carolina
County of Durham

I, _____ Review Officer of Durham County, certify that the map or plat to which this certification is affixed meets all statutory requirements for recording.

Date Review Officer

GRAPHIC SCALE (IN FEET)
30' 0 15' 30' 60' 120'
1 inch = 30' ft.

Case Number: S1800104

CONDOMINIUM PLAT
THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS A CONDOMINIUM PLAT PURSUANT TO §47C-2-109 OF THE NORTH CAROLINA GENERAL STATUTES
Durham City-County Planning Dept. (Date)

Revisions:

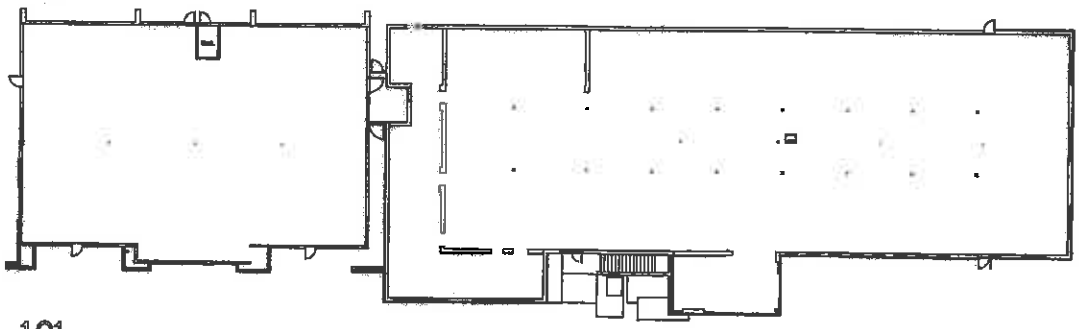
References
DB 8282 PG 893
PB 101 PG 58
PIN 0813-20-81-7045

S.D. PUCKETT & ASSOCIATES P.C.
PROFESSIONAL LAND SURVEYORS
5314 Hwy. 55, Suite 104
Durham, N.C. 27713
Phone (919) 544-7717 - Fax (919) 544-1274
Stephen D. Puckett - NCPLS L-2683
spuckett@pucketts surveys.com
License No. C-0506

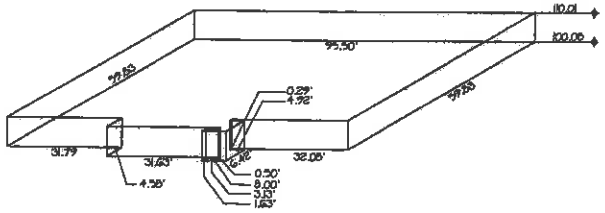
EXEMPT PLAT
OF
1901 Hillandale Road Condominium
1901 Hillandale Road
Durham, North Carolina 27705

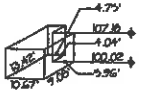
Scale: 1" = 30'	Drawn by: WAR	Surveyed by: RTP	Date: February 14, 2018	Sheet 1 of 1
Township: Durham	County: Durham	State: North Carolina	File: WAR/180215/dwg/Hillandale Road CONDO	

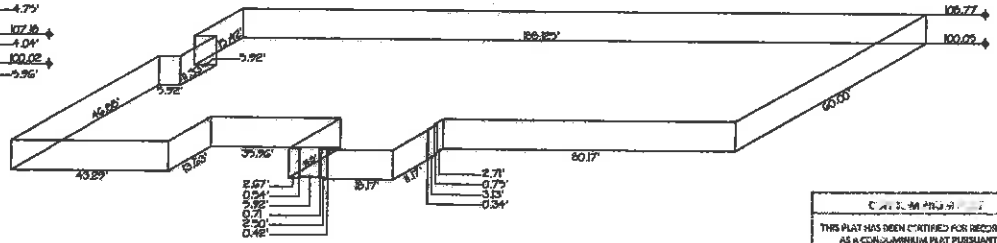
EXHIBIT A-2



1.01
Existing Floor Plan







THIS PLAT HAS BEEN CERTIFIED FOR RECORDATION AS A CONDOMINIUM PLAT PURSUANT TO §47C-2-108 OF THE NORTH CAROLINA GENERAL STATUTES

UNIT NO.	AREA	ADDRESS	FIN. FLOOR ELEVATION	CEILING ELEVATION
EAST UNIT	2,293.57 SF	1901 HILLANDALE ROAD	100.05'	106.77'
COMMON	820.21 SF	1901 HILLANDALE ROAD	100.02'	107.16'
WEST UNIT	5,699.91 SF	1901 HILLANDALE ROAD	100.00'	110.01'

I, THE UNDERSIGNED ARCHITECT, BEING LICENSED IN NORTH CAROLINA UNDER THE PROVISION OF CHAPTER 83A OF THE GENERAL STATUS, HEREBY CERTIFY THAT THIS DRAWING IS ACCURATE AND COMPLIES WITH LOCAL BUILDING CODES AND CONTAINS ALL THE INFORMATION REQUIRED BY NORTH CAROLINA GENERAL STATUTES 47C-2-109. THE UNDERSIGNED FURTHER CERTIFIES THAT THE LAYOUT, LOCATION, CEILING AND FLOOR ELEVATIONS, UNIT NUMBERS AND DIMENSIONS OF THE UNITS ARE ACCURATE AND THE SAME HAVE BEEN SUBSTANTIALLY COMPLETED.

DATE: 5/10/18 SIGNATURE

I, A NOTARY PUBLIC OF _____ COUNTY, NORTH CAROLINA, CERTIFY THAT S. TIMOTHY BARBER, A REGISTERED ARCHITECT, PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING CERTIFICATION. WITNESS MY HAND AND OFFICIAL STAMP/SEAL, THIS

DAY OF 5/11 2018

NOTARY PUBLIC William Thomas Hutchins Jr.

MY COMMISSION EXPIRES 9/11/2020

FOR REGISTRATION
Sharon A. Davis
REGISTER OF DEEDS
Durham County, NC
2018 Jun 28 02:01:33 PM
BK:13 PG:50-50
CONDOMINIUM PLATS
FEE: $21.00
INSTRUMENT # 2018021173

2018021173

WILLIAM THOMAS HUTCHINS, JR. NOTARY PUBLIC DURHAM COUNTY, NC

WILLIAM THOMAS HUTCHINS, JR. NOTARY PUBLIC

1901 Hillandale Road Condominium
1901 Hillandale Road
Durham, North Carolina

REVISIONS
NO.

Barber Architects
BA

DATE: 04/09/18
DRAWN BY: TB
JOB NO. 1746
SHEET NO. A-1