SCHEDULE B-PART II(EXCEPTIONS)

Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate of interest or mortgage thereon covered by this Commitment.– Not Plottable

1. The lien of all taxes for the year 2010 and thereafter, which are not yet due and payable. Not Plottable

2. Declarations of covenants, conditions, restrictions, easements, charges, assessments and liens (but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law) recorded in Book 1538, Page 62, Book 2404, page 911, as supplemented and amended in Book 2678, Page 250, Durham County Registry. Parking easement plotted hereon.

3. Building restriction lines, easements, and any other matters as shown on map or plat recorded in Plat 115, Page 177, Durham County Registry, including terms of easement set forth in instrument recorded in Book 1223, Page 239, Durham County Registry, and located generally as shown on survey by (hereinafter referred to as "the Survey"). (Tracts 1 and 3 Only). Plotted Hereon

4. Building restriction lines, easements, and any other matters as shown on map or plat recorded in Plat 139, Page 172, Durham County Registry, including terms of easement set forth in instrument recorded in Book 1510, Page 958, Durham County Registry, and located generally as shown on the Survey. (Tracts 1, 2 and 3 Only). Plotted Hereon

5. Building restriction lines, easements, and any other matters as shown on map or plat recorded in Plat 142, Page 59, Durham County Registry, and located generally as shown on the Survey. (Tracts 2 and 3 Only). Plotted Hereon

6. Rights–of–way in favor of the Department of Transportation recorded in Book 999, Page 115, Durham County Registry, said rights–of–way being located generally as shown on the Survey. (Tract 1 only.) Plotted Hereon

7. Rights–of–way in favor of the Department of Transportation, including the right to maintain slope as set forth in said instrument, recorded in Book 999, Page 117, Durham County Registry, said rights–of–way being located generally as shown on the Survey. (Tract 1 only.) Plotted Hereon

8. Easements in favor of Durham County reserved in instrument recorded in Book 1147, Page 317, Durham County Registry, and shown on plat recorded in Plat Book 104, Page 90, Durham County Registry, said easements being located generally as shown on the Survey. (Tracts 1 and 2 only). Plotted Hereon

9. Easements in favor of Durham County recorded in Book 1147, Page 351, as supplemented and amended in Book 1149, Page 291, and as shown on plat recorded in Plat Book 104, page 90, Durham County Registry, said easements being located generally as shown on the Survey. (Tracts 1 and 3 only). Plotted Hereon

10. Easements in favor of the City of Durham recorded in Book 1510, page 958, Durham County Registry, said easements being located generally as shown on the Survey. Plotted Hereon

11. Easements in favor of the City of Durham recorded in Book 327, page 568, Book 327, Page 571, Book 983, Page 707, and Book 1223, Page 239, Durham County Registry, said easements being located generally as shown on the Survey. (Tracts 1 and 2 only). Plotted Hereon13. Easements in favor of Duke Power Company recorded in Book 177, Page 209, and Book 1729, Page 436, Durham County Registry, said easements being located generally as shown on the Survey. Plotted Hereon

14. Easements in favor of Duke Power Company recorded in Book 219, Page 445, Book 973, Page 384, Book 1306, Page 349, and Book 1546, Page 74, Durham County Registry. Blanket Easements, Not Plottable

15. Easements in favor of GTE South Incorporated recorded in Book 3024, Page 240, Durham County Registry, said easements being located generally as shown on the Survey, (Tract 1 only). Blanket Easement, Not Plottable

16. Easements in favor of T&N Associates recorded in Book 1412, Page 480, and contained in instrument recorded in Book 1412, page 486, Durham County Registry, said easements being located generally as shown on the Survey. Items on PB 115 PG 177 Plotted Hereon.

17. Easements in favor of Central Medical Association reserved in instrument recorded in Book 2360, Page 193, Durham County Registry, as shown on that certain Recombination Plat of T&N Associates Property recorded in Plat Book 132, Page 50, Durham County Registry, said easements being located generally as shown on the Survey. (Tracts 1 and 3 only). Not on subject property.

18. Easements in favor of Lakewood Family Partnership contained in instrument recorded in Book 1695, Page 596, Durham County Registry, said easements being located generally as shown on the Survey. Maintenance Agreement, Not A Matter of Survey

19. Stormwater Facility Agreement and Covenant Version 082203 from Windrose Central Medical Properties, LLC to City of Durham recorded in Book 5951, Page 128, Durham County Registry. Maintenance Agreement, Not A Matter of Survey

20. Right of Way agreement in favor of Duke Energy Carolinas, LLC recorded in Book 6090, Page 847, Durham County Registry. Plotted Hereon

21. Rights of parties in possession as tenants, including the following; a) Leon Geary, M.D., Elise Weinrich, M.D., and Patricia Marchase Mauro, M.D. pursuant to unrecorded lease, a Memorandum evidencing same being recorded in Book 1095, Page 332, Durham County Registry; b) Central Medical & Surgical Eye Associates pursuant to unrecorded lease, a Memorandum evidencing same being recorded in Book 1635, Page 200, Durham County Registry; and c) Durham–Chapel Hill Orthopaedic Associates, P.A. pursuant to unrecorded lease, a Memorandum evidencing same being recorded in Book 1659, Page 710, Durham County Registry. Lease Agreement, Not Plottable.

22. Rights of tenant (s) in possession under unrecorded lease (s). Not A Matter of Survey.

23. Accretion, erosion, reliction, and avulsion associated with, and riparian rights of others incidental to Ellerbee Creek, the course of Ellerbee Creek being located generally as shown on the Survey. Ellerbee Creek Plotted Hereon.

24. Right of way of Stadium Drive, North Duke Street and Broad Street. Plotted Hereon.

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 FOR WHICH THE REVIEW OFFICER HAS RESPONSIBILITY AS APPROVED BY LAW.

_____ DATE OF CERTIFICATION

_____ REVIEW OFFICER
DURHAM COUNTY LAND RECORDS/GIS

ATTORNEY'S CERTIFICATE

I, Michael R. Thornton IN MY CAPACITY AS LOCAL COUNSEL FOR * DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, * IS THE OWNER OF RECORD OF THE TRACT OF LAND DESCRIBED HEREON, AND THAT Leslie Tisdale IS THE OWNER OR OWNERS AGENT AUTHORIZED TO SIGN THE DEDICATION STATEMENT PERTAINING TO THIS RECORDING. AS OF THIS DATE, 10-08, 2010

* Windrose Central Medical Properties, LLC

Kilpatrick Stockton LLP
BY: _____
Michael R. Thornton

NORTH CAROLINA
Wake COUNTY

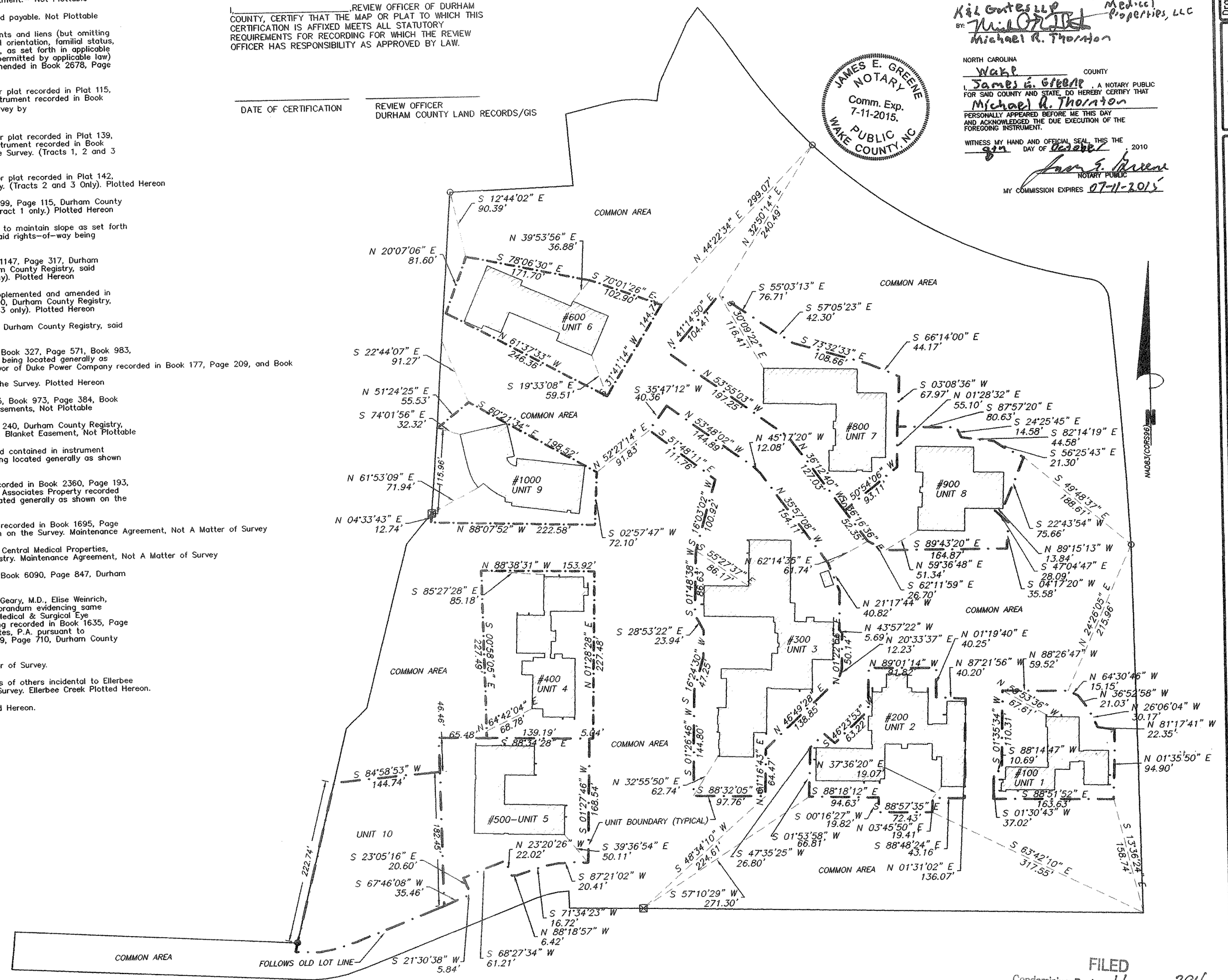
I, James E. Greene, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Michael R. Thornton PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 8th DAY OF October, 2010

James E. Greene
NOTARY PUBLIC

MY COMMISSION EXPIRES 07-11-2015

JAMES E. GREENE NOTARY PUBLIC Comm. Exp. 7-11-2015. WAKE COUNTY NC




CONDOMINIUM UNIT BOUNDARY DETAIL

100 0 100 200 300
Scale 1" = 100'

OWNER'S CERTIFICATE OF DEDICATION

THE UNDERSIGNED OWNER OF THE PROPERTY LYING WITHIN THE ATTACHED PLAT AND SUBDIVISION HEREBY CERTIFIES THAT HE/SHE ORDERED THE WORK OF SURVEYING AND PLATTING TO BE DONE, AND THAT ALL PUBLIC STREETS, ALLEYS, EASEMENTS, AND OTHER OPEN SPACES SO DESIGNATED UPON SAID PLAT ARE HEREBY DEDICATED FOR SUCH USE AND THAT ALL PUBLIC AND PRIVATE EASEMENTS SHOWN UPON SAID PLAT ARE HEREBY GRANTED FOR THE USES STIPULATED.

Windrose Central Medical Properties, LLC,
a Delaware limited liability company

By: Windrose Medical Properties, L.P.,
a Virginia limited partnership
It's: Sole Member

By: _____
Name: Erin C. Ibele
Title: Senior Vice President, Administration and Corporate Secretary

NORTH CAROLINA OHIO
LUCAS COUNTY

I, Donna J. Lunsford, A NOTARY PUBLIC FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT Erin C. Ibele PERSONALLY APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THE DUE EXECUTION OF THE FOREGOING INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 6th DAY OF OCTOBER, 2010

Donna J. Lunsford
DONNA J. LUNSFORD, Notary Public
Notary Public
In and for the State of Ohio
My Commission Expires
April 22, 2012

NOTARIAL SEAL STATE OF OHIO

FILED
Condominium Book 11 Page 394
Date 10-8-10 Time 12:02
WILLIE L. COVINGTON
REGISTER OF DEEDS
DURHAM COUNTY, NC

Drawn By JPW
Checked By JPW
Scale: 1"=100'
Project No. 1017
Date Oct. 4, 2010
Survey Date: May 28, 2010

Other References:

Sheet No. 2 of 3

Final Condominium & Recombination Plat of
CENTRAL PROFESSIONAL PARK CONDOMINIUM
PROPERTY OF
WINDROSE CENTRAL MEDICAL PROPERTIES, LLC
Durham Township; Durham County, North Carolina
SURVEY FOR
Health Care REIT, Inc.
661 University Blvd. Suite 100, Jupiter Florida 33458


Coulter | Jewell | Thames PA
ENGINEERING-LAND SURVEYING-LANDSCAPE ARCHITECTURE
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NCBELS
LIC. #1209