

Commonwealth Land Title Insurance Company

Loan Policy

Revised: 03-04-2013 at 12:58pm

Schedule A

Policy ID: CLTICPRO FORMA1

Associated ID: CLTICPRO FORMA2

Address: Not Available

Coverage: \$8,325,000.00

Policy Date: _____ at _____ in Mecklenburg County
date and time of recordation of Deed of Trust

1. Insured: Jefferies LoanCore LLC, its successors and/or assigns, as their interests may appear

2. A fee simple estate or interest in the Land described in this Policy is vested at the Effective Date in:

Langtree Ventures MOB LLC, a Delaware limited liability company

3. The insured Deed(s) of Trust and Assignment(s) thereof, if any, are described as follows:

Deed of Trust, Assignment of Leases and Rents and Security Agreement executed by Langtree Ventures MOB LLC, a Delaware limited liability company to ADKLECO, LLC, Trustee(s) for Jefferies LoanCore LLC, dated _____, 2012, and recorded _____, 2012, at _____:____m in Book _____, Page _____, Mecklenburg County Registry, securing the sum of \$8,325,000.00.

4. For description of the insured land, see Exhibit "A" attached hereto and made a part of Schedule A.

Schedule B - I

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes for the year 2013 not yet due and payable, and subsequent years.
2. Rights of tenants in possession as tenants only under unrecorded leases of three years or less with no rights of first refusal, options or other rights to purchase.

ALTA Loan Policy (6-17-06)

Office: Morehead Title Company

1805 East Boulevard, Charlotte, NC 28203 704-716-1230/800-671-7086

File ID 12-516 Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Page 1



Commonwealth Land Title Insurance Company

Loan Policy

Revised: 03-04-2013 at 12:58pm

Schedule B - I (Continued)

As to Parcel A only:

3. Covenants, conditions and restrictions set forth in instrument recorded in Book 345, Page 480, Mecklenburg County Registry, a 40' setback created thereby being as shown on the Parcel A Survey.
4. Building restriction lines and easements shown on plat recorded in Map Book 230, Page 20, Mecklenburg County Registry, and as shown on the Parcel A Survey.
5. Survey by Lucas-Forman Incorporated, dated March 7, 2012, last revised December 17, 2012, Job No. 12032 (the "Parcel A Survey"), reveals the following matters: a) sign; b) manhole; c) cleanout; d) utility poles; e) guy wires; f) 1" pipes; g) fences; h) setback lines.

As to Parcel B only:

6. Building restriction lines and easements shown on plat recorded in Map Book 230, Page 54 and Map Book 127, Page 47, Mecklenburg County Registry, and as shown on the Parcel B Survey.
7. Easement(s) to Southern Bell Telephone and Telegraph Company, recorded in Book 465, Page(s) 548 and 555, Mecklenburg County Registry.
8. Survey by David H. Snider, dated March 23, 2007, last revised December 18, 2012, signed and sealed December 18, 2012 (the "Parcel B Survey"), reveals the following matters: a) Dumpster pad encroaches over property line onto alley; b) signs and patio encroach over setback lines; c) utility poles, overhead cable and overhead utility lines; d) iron fence encroaches over side property line; and e) setback lines.

Note: the Company insures the insured lender against loss or damage arising from the enforced removal of the encroachments prior to their voluntary removal or destruction by fire or other hazard.

ALTA Loan Policy (6-17-06)

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File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORM1 [33440] 03-04-2013/KASHMAN

Page 2



Commonwealth Land Title Insurance Company

Loan Policy

Revised: 03-04-2013 at 12:58pm

Schedule B - I (Continued)

As to Parcel C only:

9. Building restriction lines and easements shown on plat recorded in Map Book 230, Page 20, Mecklenburg County Registry, and as shown on the Parcel C Survey.
10. Survey by David H. Snider, dated March 31, 2007, last revised December 18, 2012 (the "Parcel C Survey"), reveals the following matters: a) gas line; b) sanitary sewer manholes; c) right of way of Randolph Road; d) slot drains and catch basins; e) light poles; f) electric meter; g) sign; h) utility poles and overhead utility lines; i) fire hydrant; j) water lines; k) water meter; l) sewer cleanout; and m) setback lines.

Schedule B - II

In addition to the matters set forth in Schedule B - Part I, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured Deed(s) of Trust upon the estate or interest:

1. Lease dated January 8, 2009, by and between Langtree Ventures, Inc., as Landlord and Emmett C. Mathews, Jr., MD, PA, as tenant, recorded in Book 24382, Page(s) 777, subordinated to the insured Deed of Trust by Subordination, Nondisturbance and Attornment Agreement recorded in Book _____, Page ____, Mecklenburg County Registry.
2. Memorandum of Lease between 1960 Randolph Road, LLC and Eyeoptix, OD, PA, recorded in November 4, 2008, and recorded in Book 24238, Page(s) 816, subordinated to the insured Deed of Trust by Subordination, Nondisturbance and Attornment Agreement recorded in Book _____, Page ____, Mecklenburg County Registry. (Parcel A only)
3. Rights of tenant in possession of the property, as tenant only with no rights of first refusal, options or other rights to

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File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORM1 [33440] 03-04-2013/KASHMAN

Page 3



Commonwealth Land Title Insurance Company

Loan Policy

Revised: 03-04-2013 at 12:58pm

Schedule B - II (Continued)

purchase, under the following lease: Charlotte Radiology, PA under that certain Lease Agreement dated March 20, 2001.

4. Assignment of Leases and Rents recorded in Book _____, Page(s) _____, Mecklenburg County Registry.
5. UCC-1 in favor of Jefferies LoanCore LLC recorded in Book _____, Page _____, Mecklenburg County Registry.

Authorized Signature: _____

Pro Forma

ALTA Loan Policy (6-17-06)

Office: Morehead Title Company
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File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Page 4



EXHIBIT A

Legal Description

PARCEL A (1960 Randolph Road)

Tax Parcel No.: 155-012-09

Being located in the City of Charlotte, Mecklenburg County, North Carolina and being more particularly described as follows:

Beginning at a found pipe located at the intersection of the southwesterly right-of-way of Randolph Road (80' public right-of-way per Map Book 230 Page 20 which was formerly known as Crescent Avenue) (hereinafter all references are to the Mecklenburg County Register of Deeds) with the northwesterly right-of-way of South Colonial Avenue (50' public right-of-way per Map Book 230 Page 20 which was formerly known as Park Place) and running thence with said northwesterly right-of-way of South Colonial Avenue, S 42-59-20 W 162.40 feet to a found rebar, a common corner with Colonial Office Condominiums (now or formerly: Unit File 201); thence with the common lines of said Colonial Office Condominiums the following two (2) courses and distances: (1) N 37-33-12 W 145.96 feet to a found pipe; and (2) S 52-48-23 W 79.80 feet to a found pipe located in the line of MPM Providence, LLC (now or formerly: Deed Book 14575 Page 743); thence with the common line of said MPM Providence, LLC, N 37-40-31 W 78.08 feet to a found rebar, a common corner with 131 Providence Road, LLC (now or formerly: Deed Book 10956 Page 180) and Randolph Road Properties (now or formerly: Deed Book 19829 Page 867); said corner also being the common corner of Lots 13, 14, 20, & 21 of Block 2 of Map Book 230 Page 20; thence with the common line of said Randolph Road Properties, N 52-15-46 E 240.11 feet to a found pipe with nail located on the southwesterly right-of-way of Randolph Road; thence with said southwesterly right-of-way of Randolph Road, S 37-33-57 E 198.63 feet to a pipe located at the intersection of the southwesterly right-of-way of Randolph Road with the northwesterly right-of-way of South Colonial Avenue, the POINT AND PLACE OF BEGINNING, containing 40,177 square feet or 0.922 acres.

Also being all of Lot 14 and a portion of Lots 15 & 16 of Block 2 according to a map of the property of Suburban Realty Company known as "Colonial Heights" which is recorded in Map Book 230 Page 20.

PARCEL B (2115 E. 7th Street)

Tax Parcel No.: 127-044-07

BEING all of Lots 3 and 4 of Square 21 of HIGHLAND PARK DEVELOPMENT as shown on a map thereof recorded in Map Book 230 at Page 54 and in Map Book 127 at Page 47 in the Mecklenburg County Public Registry.

BEING FURTHER described as that certain approximately 0.581 acre tract of land located in the City of Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

BEGINNING at a pk nail found in the northeasterly right-of-way margin of East 7th Street, said point being located in the southwesterly corner of the Casa-Charlotte Properties, LLC property as described in Deed Book 17037 at Page 959 in the Mecklenburg County Public Registry; thence along the northeasterly right-of-way margin of East 7th Street N 48-20-48 W 132.23' to a pk nail in the southeasterly corner of the G. L. Patrick property as described in Deed Book 26258 at Page 950 aforesaid Registry; thence along the southeasterly boundary line of said G. L. Patrick property N 36-35-04 E 192.63' to a found pk nail located in the northeasterly corner of the aforesaid G. L. Patrick property, said point being located in a 10' alley running along the rear boundary lines of the aforementioned properties; thence along said 10' alley S 48-22-16 E 131.65' to an iron pin found in the northwesterly corner of the aforesaid Casa-Charlotte Properties property; thence along the northwesterly boundary line of the aforesaid Casa-Charlotte Properties property S 36-24-54 W 192.74' to the point and place of BEGINNING.

PARCEL C (1928 Randolph Road):

TRACT I

PIN: 155-012-12

Address: 1928 Randolph Road

Being all of Lots 9, 10 & 11 of Block 2 of Colonial Heights as shown on a map recorded in Map Book 230 Page 20 in the Mecklenburg County Office of the Register of Deeds (hereafter called the Registry) located in the City of Charlotte, Mecklenburg County, North Carolina and more particularly described as follows:

Commencing at a ½" pipe found on the southerly right-of-way of Randolph Road and the westerly right-of-way of Colonial Avenue N 37-15-41 W, 198.63 feet along the right-of-way of Randolph Road to a ¾" pipe found; thence N 37-06-38 W, 120.54 feet to a rebar set on the right-of-way of Randolph Road at the common corner of Lots 11 and 12 the place and POINT OF BEGINNING; thence S 52-33-40 W, 240.15 feet along the line of Lots 11 & 12 to a rebar set; thence N 37-07-25 W, 180.00 feet along the line of Lot 2 Map book 46 Page 235 the property of Novant Health, Inc. per Deed Book 7226 Page 361 of the Registry to a rebar found; thence along the line of Lot 9 of Block 2 Map Book 230 Page 20 and Lot 1 of Map book 25 Page 376 the property of Novant Health, Inc. per Deed Book 14656 Page 503 N 52-33-40 E, 240.20 feet to a rebar found on the right-of-way of Randolph Road; thence along and with the right-of-way of Randolph Road S 37-06-38 E, 180.00 feet to the POINT OF BEGINNING, containing 0.993 acres.

TRACT II

PIN: 155-012-10

Address: 1946 Randolph Road

Being all of Lots 12 & 13 of Block 2 of COLONIAL HEIGHTS as shown on the Map recorded in Map Book 230 Page 20 in the Mecklenburg County Office of the Registry of Deeds (hereafter called the Registry) located in the City of Charlotte, Mecklenburg County, North Carolina, and more particularly described as follows:

Commencing at a ½" pipe found on the southerly right-of-way of Randolph Road and the westerly right-of-way of Colonial Avenue N 37-15-41 W 198.63 feet along the right-of-way of Randolph Road to a ¾" pipe found at the northeasterly corner of Lot 13 and being the Place and Point of Beginning; thence with the right-of-way of Randolph Road N 37-06-38 W 120.54 feet to a rebar set at the common corner of Lots 11 and 12; thence with the common boundary line of Lots 11 and 12 S 52-33-40 W 240.15 feet to a rebar set in the common boundary line with 131 Providence Road, LLC as described in Deed Book 10956, Page 180 of said Registry; thence with the common boundary line of 131 Providence Road, LLC S 37-07-25 E 120.52 feet to a rebar found at the common corner of the property of MPM Providence, LLC as described in Deed Book 14575, Page 743 of said Registry and the common corner of the property of Langtree Ventures, LLC as described in Deed Book 24889, Page 775 of said Registry; thence with the common boundary line with the property of Langtree Ventures, LLC N 52-33-58 W 240.13 feet to the Point of Beginning, containing 0.665 acres.

Commonwealth Land Title Insurance Company

ALTA 1-06 Street Assessments

Attached to Policy No. CLTICPRO FORMA1
Issued by Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the lien of any assessments for street improvements under construction or completed at Date of Policy. This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By: _____
Authorized Signatory

ALTA 1-06 Street Assessments Street Assessments

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

22-06 Location

Attached to Policy No. CLTICPRO FORMA1
Issued by Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the failure of the improvements known as 1960 Randolph Road, 1946 Randolph Road, 1928 Randolph Road and 2115 E. 7th Street

(street address), to be located on the Land at Date of Policy

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By: _____
Authorized Signatory

22-06 Location 22-06 Location

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Deletion of Arbitration

Attached to Policy No CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

Paragraph 13 of the Conditions and Stipulations section of the Policy jacket is hereby deleted in its entirety.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

By: Pro Forma
Authorized Signatory

EARB

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Street Address Endorsement

Attached to and made a part of Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby insures against loss or damage by reason of:

The Company assures the insured that at the date of Policy the land insured herein is known as
1960 Randolph Road, 1928 Randolph Road, 1946 Randolph Road and
2115 E. 7th Street

(street address).

The Company hereby insures said insured against loss or damage which said insured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and cost which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made a part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

Authorized Signature: Pro Forma

Street Address-Endorsement

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

CLTA 104.6

Attached to Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby insures the insured against loss which the insured shall sustain by reason of:

- a. any defect in the execution of the document entitled Assignment of Leases and Rents referred to in Paragraph 4 of Schedule B-II; and
- b. the existence, as shown by the public records, of any prior assignment of the lessor's interest in the lease or leases specified in such document, including any assignments of rents thereunder, other than as set forth in Schedule B.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and prior endorsements, nor does it increase the face amount thereof.

Pro Forma

By: _____
Authorized Signatory

EARL

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

ALTA 17-06 Access and Entry

Attached to Policy No. CLTICPRO FORMA1
Issued by Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) the Land does not abut and have both actual vehicular and pedestrian access to and from Parcel A-Randolph Rd. & So. Colonial Ave.; Parcel B-E. 7th Street; and Parcel C Tracts I and II-Randolph Road

(the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By: _____
Authorized Signatory

ALTA 17-06 Access and Entry Access and Entry

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

9.06 (Restrictions, Encroachments Minerals)-Loan Policy

Attached to Policy No. CLTICPRO FORMA1
 Issued by Commonwealth Land Title Insurance Company

The Company insures the owner of the Indebtedness secured by the Insured Mortgage against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following:

a. Covenants, conditions, or restrictions under which the lien of the Insured Mortgage can be divested, subordinated, or extinguished, or its validity, priority, or enforceability impaired.

b. Unless expressly excepted in Schedule B

i. Present violations on the Land of any enforceable covenants, conditions, or restrictions, or existing improvements on the land described in Schedule A that violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.

ii. Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land that, in addition, (A) establishes an easement on the Land, (B) provides a lien for liquidated damages, (C) provides for a private charge or assessment, (D) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant.

iii. Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.

iv. Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.

v. Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.

2. Any future violation on the Land of any existing covenants, conditions, or restrictions occurring prior to the acquisition of title to the estate or interest in the Land by the Insured, provided the violation results in:

a. the invalidity, loss of priority, or unenforceability of the lien of the Insured Mortgage; or

b. the loss of Title if the Insured shall acquire Title in satisfaction of the Indebtedness secured by the Insured Mortgage.

3. Damage to existing improvements, including lawns, shrubbery, or trees:

a. that are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;

b. resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.

4. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment excepted in Schedule B.

5. Any final court order or judgment denying the right to maintain any existing improvements on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1.b.i. and 5, the words "covenants, conditions, or restrictions" do not include any covenants, conditions, or restrictions (a) relating to obligations of any type to perform maintenance, repair, or remediation on the Land, or (b) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances,

9.06 (Restrictions, Encroachments, Minerals)-Loan Policy 9.06

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

9.06 (Restrictions, Encroachments Minerals)-Loan Policy

except to the extent that a notice of a violation or alleged violation affecting the Land has been recorded or filed in the Public Records at Date of Policy and is not excepted in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

By: _____

Authorized Signatory

Pro Forma

9.06 (Restrictions, Encroachments, Minerals)-Loan Policy 9.06

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Doing Business

Attached to and made a part of Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby insures the Insured against loss or damage which the Insured shall sustain by reason of the entry of any court order or judgment which constitutes a final determination and which denies the right to enforce the lien of the Mortgage referred to in Schedule A on the ground that making the loan secured thereby constitutes violation of the doing business laws of the State of North Carolina at the date of Policy.

The total liability of the Company under said commitment/policy and any endorsements attached thereto shall not exceed, in the aggregate, the face amount of said policy and cost which the Company is obligated under the provisions of said commitment/policy to pay.

This endorsement is made part of said commitment/policy and is subject to the exclusions, schedules, endorsements, conditions, stipulations and terms thereof, except as modified by the provisions hereof.

Nothing herein contained shall be construed as extending or changing the effective date of said Commitment/Policy, unless otherwise expressly stated.

Pro Forma

Authorized Signatory: _____

Doing Business

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

ALTA 8.2-06 Environmental Commercial

Attached to Policy No. CLTICPRO FORMA1
Issued by Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of court of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By: _____
Authorized Signatory

ALTA 8.2-06 Environmental-Commercial ALTA 8.2-06 Environmental Commercial

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Endorsement

Attached to Policy No. CLTICPRO FORM A1

Issued by: Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the insured by reason of:

1. those portions of the Land identified below not being assessed for real estate tax purposes under the listed tax identification numbers including any additional land:

Parcel/Tract: Parcel A, Parcel B, Parcel C Tract I, Parcel C Tract II

Tax Identification Numbers: A=155-012-09; B=127-044-07; C Tract I=155-012-12; C Tract II=155-012-10

2. the easements, if any, described in Schedule A being cut off or disturbed by the non-payment of real estate taxes or assessments imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

Authorized Signatory

F18.1 Multiple Tax Parcel Endorsement

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORM A1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Subdivision Endorsement

Attached to and made a part of Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto.

Pro Forma

Authorized Signature

ALTA 26-06 Subdivision Subdivision Endorsement

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Survey Endorsement

Attached to and made a part of Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company assures the Insured that said Land is the same as that delineated on the plat of a survey made by David H. Snider March 23, 2007, last revised December 18, 2012, signed and sealed December 18, 2012 (Parcel B); and March 31, 2007, last revised December 18, 2012, signed and sealed December 18, 2012 on (Parcel C); and Lucas-Forman Incorporated dated March 7, 2012, last revised December 17, 2012 Job Number 12032 (Parcel A)

The Company hereby insures said Insured against loss which said Insured shall sustain in the event that the assurance herein shall prove to be incorrect.

The total liability of the Company under said policy and any endorsements therein shall not exceed, in the aggregate, the face amount of said policy and costs which the Company is obligated under the conditions and stipulations thereof to pay.

This endorsement is made a part of said policy and is subject to the schedules, conditions and stipulations therein except as modified by the provisions hereof.

Pro Forma

Authorized Signature: _____

Form 116.1 (Revised 2-20-61)

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

Usury Endorsement

Attached to and made a part of Policy No. CLTICPRO FORM1

Issued By: Commonwealth Land Title Insurance Company

Anything herein to the contrary notwithstanding, this policy insures against loss or damage which the insured shall sustain by reason of the entry of the final decree by a court of competent jurisdiction adjudging that the lien of the insured mortgage is invalid or unenforceable by reason of the usury laws of the State of North Carolina.

The Company hereby insures the Insured against loss or damage not exceeding the Amount of Insurance stated in Schedule A, which the Insured shall sustain by reason of the entry of any court order or judgement which constitutes final determination and adjudges:

- (a) That the lien of the mortgage referred to in Schedule A is invalid or unenforceable as to the principal and interest due on the note secured thereby, said interest being computed in accordance with provisions of such mortgage, on the ground that the loan evidenced by the note secured thereby is usurious;
- (b) That any part of the principal and interest, said interest having been computed in accordance with the provisions of such mortgage which has been paid to the Insured must be repaid, as well as any additional sums which must be paid to the person entitled to such repayment on the ground that the amount of interest so paid violated the usury laws.

The insurance against usury risks afforded by this endorsement and its effect on the title insurance under the policy to which it is attached shall survive the satisfaction of the mortgage or trust deed, the lien of which is thus insured.

Pro Forma

Authorized Signature _____

Usury Endorsement

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORM1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

ALTA 17.2-06 Utility Access

Attached to Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of the lack of a right of access to the following utilities or services: (CHECK ALL THAT APPLY)

Water Service X

Electrical Power Service X

Natural Gas Service X

Sanitary Sewer Service X

Telephone Service X

Storm Water Drainage X

Other

either over, under or upon rights-of-way or easement for the benefit of the Land because of:
 (1) a gap or gore between the boundaries of the Land and the rights-of-way or easements;
 (2) a gap between the boundaries of the rights-of-way or easements; or
 (3) a termination by a grantor, or its successor, of the rights-of-way or easements.

Pro Forma

Authorized Signature: _____

ALTA 17.2-06

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

ALTA Endorsement Form 3.1-06

To be attached to and become a part of Policy No. CLTICPRO FORMA1
 Issued By: Commonwealth Land Title Insurance Company

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy, a. according to applicable zoning ordinances and amendments thereto, the land is not classified Zone O-2 (Office District) as to all 3 properties

b. The following use or uses are not allowed under said classification:

Medical Office Building (as to all 3 properties)

c. There shall be no liability under Paragraph 1.b if the use or uses are not allowed as the result of any lack of compliance with any conditions, restrictions or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 1c. does not modify or limit the coverage provided in Covered Risk 5.

2. The Company hereby further insures against loss or damage sustained by the Insured by reason of a final decree of a court of competent jurisdiction

- (a) prohibiting the use of the land, with any structure presently located thereon, as specified in paragraph 1 (b) above, or
- (b) requiring the removal or alteration of said structure on the basis that, as of Date of Policy, the zoning ordinances and amendments have been violated with respect to any of the following matters:
 - (i) Area, width or depth of the land as a building site for said structure;
 - (ii) Floor space area of said structure;
 - (iii) Setback of said structure from the property lines of the land;
 - (iv) Height of said structure; or
 - (v) Number of parking spaces.

3. There shall be no liability under this endorsement based on:

- a. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses;
- b. the refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is made a part of the policy and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and prior endorsements, if any, nor does it extend the effective date of the policy and prior endorsements or increase the face amount thereof.

Pro Forma

Authorized Signature: _____

ALTA Endorsement Form 3.1-06 (Zoning Completed Structure)

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN



Commonwealth Land Title Insurance Company

ALTA 19-06 Contiguity

Attached to Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of:
Parcel A and Parcel C, Tracts I and II are contiguous along their common boundaries.

without the presence of any gaps, strips or gores separating any of the contiguous boundary lines as described above.

This Endorsement is issued as part of the Policy. Except as expressly stated, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By:
Authorized Signatory

F19-06 Contiguity Multiple Parcels CONTIGUITY - MULTIPLE PARCEL

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

ALTA 8.2-06 Environmental Commercial

Attached to Policy No. CLTICPRO FORMA1
Issued by Commonwealth Land Title Insurance Company

The Company insures against loss or damage sustained by the Insured by reason of an environmental protection lien that, at Date of Policy, is recorded in the Public Records or filed in the records of the clerk of court of the United States district court for the district in which the Land is located, unless the environmental protection lien is set forth as an exception in Schedule B.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Pro Forma

By: _____
Authorized Signatory

ALTA 8.2-06 Environmental-Commercial ALTA 8.2-06 Environmental Commercial

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Easements, General in Nature

Attached to Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby insures the owner of the indebtedness referred to in Paragraph 3 of Schedule A against loss which the insured shall sustain as a result of any exercise of the right of use or maintenance of the easement(s) referred to in Paragraph(s) 7 of Schedule B-II in the Commitment and Schedule B/B-I in the policy, over or through the land.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provision of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Pro Forma

By: _____
Authorized Signatory

CLTA 103.1 Easements, General in Nature

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN

Commonwealth Land Title Insurance Company

Electronic Signature Endorsement

Attached to and made part of Policy No. CLTICPRO FORMA1

Issued By: Commonwealth Land Title Insurance Company

The Company hereby assures the Insured that the Company will not deny liability under the Policy or any endorsements issued therewith solely on the basis that the Policy and/or endorsements were issued electronically, or in a digital format, or delivered in electronic or digital format, or that the Policy and/or endorsements lack signatures in accordance with Section 14(c) of the Conditions contained in ALTA Lender's Policy (2006), or Section 15(c) of the Conditions contained in ALTA Owner's Policy (2006).

Pro Forma

Authorized Signature

ESIG

Office: **Morehead Title Company**
1805 East Boulevard, Charlotte, NC 704-716-1230/800-671-7086

File ID **12-516** Issued 04-10-2012 ID: CLTICPRO FORMA1 [33440] 03-04-2013/KASHMAN