CERTIFICATION

I hereby certify and represent to George A. Yelverton, III and Katherine J. Yelverton, Legg Mason Real Estate Services South, Inc., Federal Home Loan Mortgage Corporation, and Stewart Title Guaranty Company that (a) this is a true and correct map of survey made under my responsible supervision and direction in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping (1992 edition); (b) this survey is classified as an urban survey in accordance with the Classifications of ALTA/ACSM Land Title Surveys as adopted by the American Land Title Association and American Congress on Surveying and Mapping (1992 edition); (c) this map of survey correctly and completely shows the location of all substantial visible improvements, structures, easements, rights-of-way, encroachments, overlaps, boundary line disputes, significant observations not otherwise disclosed (including without limitation visible evidence of unusual subsurface matters and general knowledge about the neighborhood, such as condemnation of the area by the U. S. Environmental Protection Agency or restricted heights imposed by the Federal Aviation Administration), areas devoted or restricted in reciprocal easement agreements (including the limits of any off-site appurtenant easements and the course of any buildings within any reciprocal easement), and all other matters visible on the ground or of record as disclosed by Stewart Title Guaranty Company title insurance commitment no. 9412R13967 with an effective date of December 6, 1994 or of which as the undersigned has been advised; (d) except as shown, there exist on the land described in this map of survey no substantial visible improvements, structures, easements, rights-of-way , encroachments, overlaps, boundary line disputes, significant observations not otherwise disclosed (including without limitation visible evidence of unusual subsurface matters and general knowledge about the neighborhood, such as condemnation of the area by the U. S. Environmental Protection Agency or restricted heights imposed by the Federal Aviation Administration), areas devoted or restricted in reciprocal easement agreements (including any off-site easements and any buildings within any reciprocal easement), or other matters visible on the ground or of record; (e) as shown on this map of survey, ingress and egress to the land described in this map of survey is provided by Grant Avenue, the same being a paved and dedicated right-of-way maintained by the City of Raleigh; (f) the land described in this map of survey does not serve any adjoining property for drainage, ingress, egress, or any other purpose; (g) I have consulted the applicable Federal Flood Insurance Map, Map Panel No. 370243 0337E, dated 3-3-92, and found that the land described in this map of survey is not situated within a federally-designated Special Flood hazard Area; (h) the land described in this map of survey is not subject to any setback, height, or bulk restrictions of record or disclosed by applicable zoning or building codes or subdivision maps except as shown on this map of survey and (i) the land described in this map of survey is the same property as that described in Stewart Title Guaranty Company title insurance commitment no. 9412R13967 with an effective date of December 6, 1994.

NORTH CAROLINA REGISTERED SEAL L-2776 PROFESSIONAL SURVEYOR JOHN A. EDWARDS JR.

John A. Edwards, Jr., P.E. RLS 2776

Dated 12/22/94

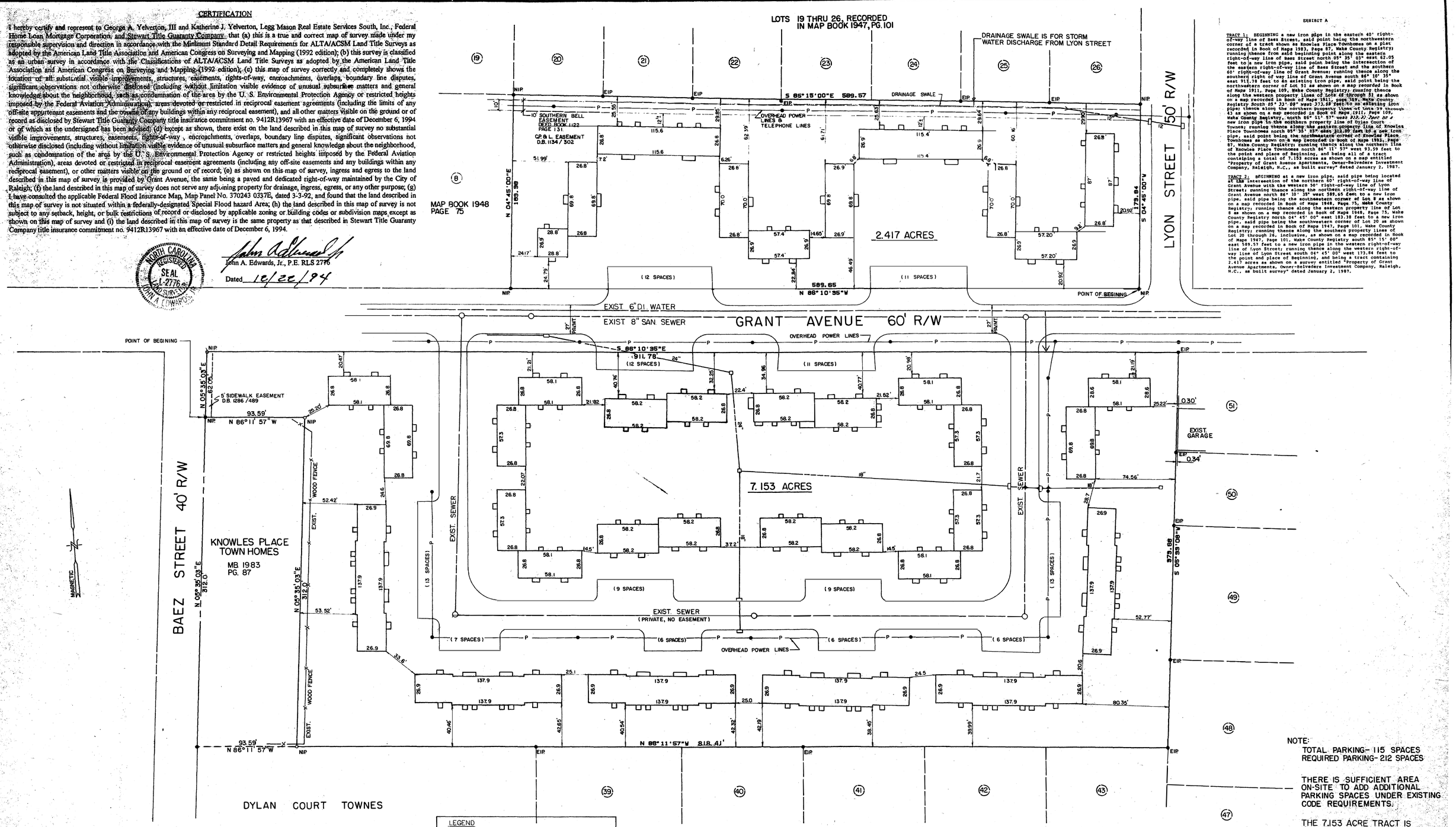

EXHIBIT A

TRACT 1: BEGINNING a new iron pipe in the eastern 40' right-of-way line of Baez Street, said point being the northwestern corner of a tract shown as Knowles Place Townhomes on a plat recorded in Book of Maps 1983, Page 87, Wake County Registry; running thence from said beginning point along the eastern right-of-way line of Baez Street north 05° 35' 03" east 62.05 feet to a new iron pipe, said point being the intersection of the eastern right-of-way line of Baez Street and the southern 60' right-of-way line of Grant Avenue; running thence along the southern right of way line of Grant Avenue south 86° 10' 35" east 911.78 feet to an existing iron pipe, said point being the northwestern corner of Lot 51 as shown on a map recorded in Book of Maps 1911, Page 109, Wake County Registry; running thence along the western property lines of Lots 48 through 51 as shown on a map recorded in Book of Maps 1911, page 109, Wake County Registry, south 05° 55' 08" west 373.88 feet to an existing iron pipe; thence along the northern property lines of Lots 39 through 43 as shown on a map recorded in Book of Maps 1911, Page 109, Wake County Registry, north 86° 11' 57" west 818.41 feet to a new iron pipe in the northern property line of Dylan Court Townes; running thence along the eastern property line of Knowles Place Townhomes north 06° 35' 03" east 312.00 feet to a new iron pipe, said point being the northeastern corner of Knowles Place Townhomes as shown on a map recorded in Book of Maps 1983, Page 87, Wake County Registry; running thence along the northern line of Knowles Place Townhomes north 86° 11' 57" west 93.59 feet to the point and place of Beginning, and being all of a tract containing a total of 7.153 acres as shown on a map entitled "Property of Grant Avenue Apartments, Owner-Belvedere Investment Company, Raleigh, N.C., as built survey" dated January 2, 1987.

TRACT 2: BEGINNING at a new iron pipe, said pipe being located at the intersection of the northern 60' right-of-way line of Grant Avenue with the western 50' right-of-way line of Lyon Street; running thence along the northern right-of-way line of Grant Avenue north 86° 10' 35" west 589.65 feet to a new iron pipe, said pipe being the southeastern corner of Lot 8 as shown on a map recorded in Book of Maps 1948, Page 75, Wake County Registry; running thence along the eastern property line of Lot 8 as shown on a map recorded in Book of Maps 1948, Page 75, Wake County Registry north 04° 45' 00" east 183.38 feet to a new iron pipe, said pipe being the southwestern corner of Lot 20 as shown on a map recorded in Book of Maps 1947, Page 101, Wake County Registry; running thence along the southern property lines of Lot 20 through 26, inclusive, as shown on a map recorded in Book of Maps 1947, Page 101, Wake County Registry south 85° 15' 00" east 589.57 feet to a new iron pipe in the western right-of-way line of Lyon Street; running thence along the western right-of-way line of Lyon Street south 04° 45' 00" west 173.84 feet to the point and place of Beginning, and being a tract containing 2.417 acres as shown on a survey entitled "Property of Grant Avenue Apartments, Owner-Belvedere Investment Company, Raleigh, N.C., as built survey" dated January 2, 1987.

LOTS 39 THRU 51, RECORDED IN MAP BOOK 1911, PG. 109

NOTE:
TOTAL PARKING- 115 SPACES
REQUIRED PARKING- 212 SPACES

THERE IS SUFFICIENT AREA ON-SITE TO ADD ADDITIONAL PARKING SPACES UNDER EXISTING CODE REQUIREMENTS.

THE 7.153 ACRE TRACT IS SUBJECT TO THE FALLOWING GENERAL UTILITY EASEMENTS
1) C.P.&L. BOOK 1140, PG. 334
2) SOUTHERN BELL BOOK 1048, PG. 254
EASEMENTS ARE FOR LOCAL RESIDENTIAL DISTRIBUTION

LEGEND

—P—	OVERHEAD POWER LINE
●—	POWER POLE
○—	SANITARY SEWER MANHOLE
□—	STORM DRAIN BASIN
	FIRE HYDRANT
EIP	EXISTING IRON PIPE
NIP	NEW IRON PIPE

NORTH CAROLINA REGISTERED SEAL L-2776 PROFESSIONAL SURVEYOR JOHN A. EDWARDS JR.

DATE	REVISION	BY
12-22-94	MISC. REVISIONS	
1-28-94	UPDATE SURVEY	
2-17-87	LEGAL DESCRIPTION & MISC. REVISIONS	BRC
1-13-87	MISC. REVISIONS	BRC

JOHN A. EDWARDS & COMPANY
Consulting Engineers
333 Wade Ave., Raleigh, N. C.
Phone (919) 828-4428

SCALE: 1" = 40'	DATE: 1-2-87
FLD. BK. & PAGE: 482 / 59	DRAWN BY:
FILE NO.: CG 87-1-2F	CHECKED BY:

PROPERTY OF
GRANT AVENUE APARTMENTS
OWNERS: GEORGE A. YELVERTON III & KATHERINE J. YELVERTON
RALEIGH, N.C.
ALTA/ACSM LAND TITLE SURVEY

SHEET ___ OF ___