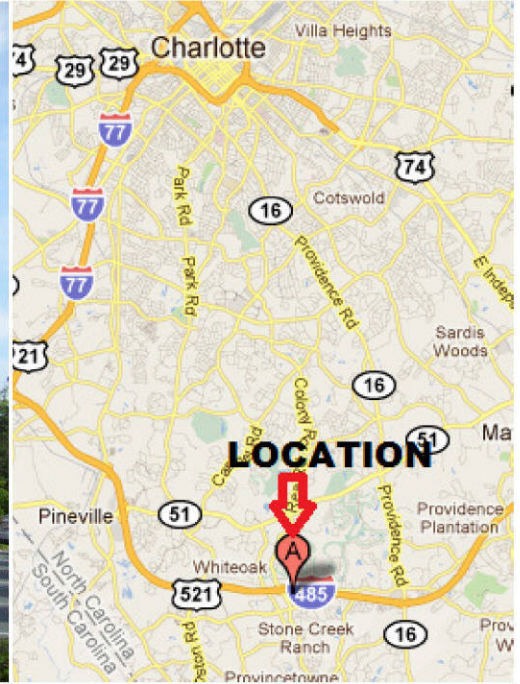




OFFICE PROPERTIES



Bank Owned Office Condos For Sale



5113 Piper Station Dr. Units 101/103/104 Charlotte NC 28277

- **Two (2) Office Condos For Sale**
- **Located Directly off I-485 and Rea Rd. minutes from Ballantyne**
- **Unit 101 (3577/SF)**
- **Unit 104 (1663/SF)**
- **Purchase price is \$165 per square foot**
- **Total price for 2 units \$864,600 (can be purchase individually)**
- **Beautifully up-fitted with nice carpet and paint finishes**
- **Surface lot parking**
- **Owner Occupant or Investment**
- **All units are ground floor**

Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

Randall Bozard - randall@charlotteofficespace.com – Office Properties 704-335-5626



OFFICE PROPERTIES



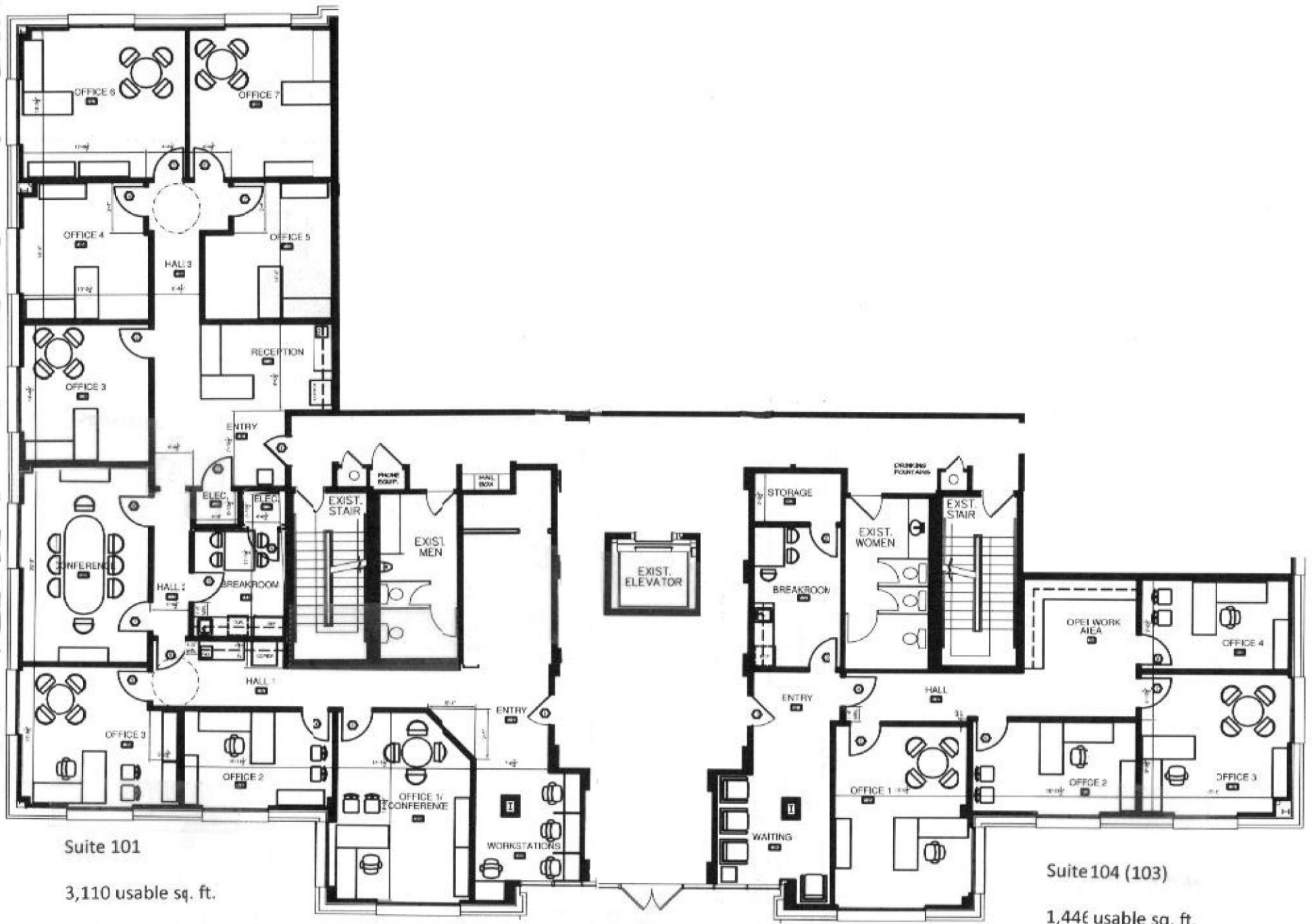
Bank Foreclosure For Sale

5113 Piper Station Dr. Unit 101/103/104 Charlotte NC 28277



Data presented on this flyer is secured from reliable sources and while every effort is made to obtain accuracy, it is not guaranteed as errors and omissions may occur.

Randall Bozard – randall@charlotteofficespace.com Office Properties 704-335-5626



Suite 101

3,110 usable sq. ft.

3,577 rentablesq. ft.

Suite 104 (103)

1,446 usable sq. ft.

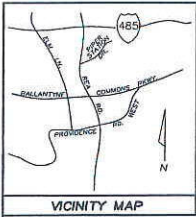
1,663 rentable sq. ft.

#2006092074

MAP BOOK 31 PAGE 55

UNIT FILE NO. 784 PAGE 55

OUTER BELT - I-485



VICINITY MAP

CERTIFICATION:

I, JACK R. CHRISTIAN, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 13032 PAGE 295 OF THE PUBLIC RECORDS FOR MECKLENBURG COUNTY). THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK PAGE THAT THE DATE OF PRECISION IS 11-10-00; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 41-30 AS AMENDED; WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 27th DAY OF MARCH, A.D. 2006.

Jack R. Christian
 JACK R. CHRISTIAN, P.S. #2624

SYMBOL LEGEND

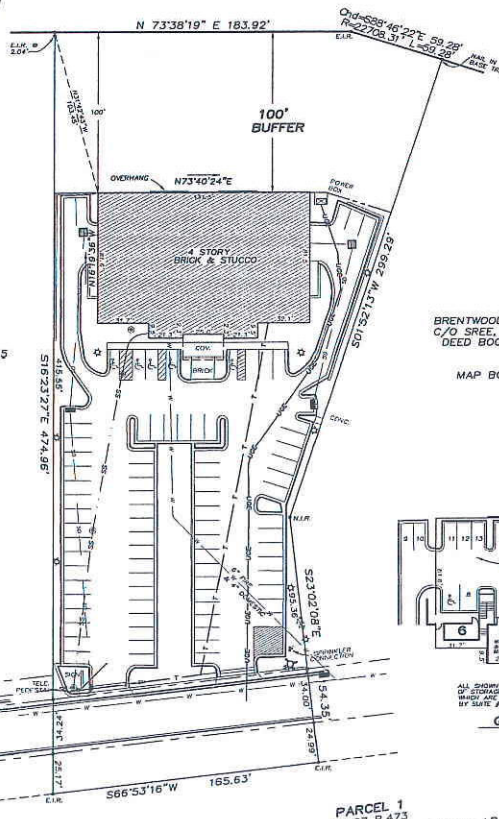
- ⊙ POWER POLE (P.P.)
- ⊕ WATER VALVE
- ⊙ SEWER MAN HOLE
- ⊙ SEWER CLEANOUT
- ⊙ FIRE HYDRANT
- ⊙ DROP INLET
- ELECTRIC LINE
- ⊙ LIGHT POLE (L.P.)
- FENCE LINE
- ⊙ HANDICAP PARKING
- SS — SEWER LINE
- SS — STORM DRAIN LINE
- N.I.R. NEW IRON PIPES (REMAR)
- E.I.R. EXISTING IRON REMAR
- UG — UNDERGROUND ELECTRIC
- T — UNDERGROUND TELEPHONE
- WATER LINE

CAH HOLDINGS, LLC
 DEED BOOK 13032 P.295

LOT 8
 MAP BOOK 35 P.29

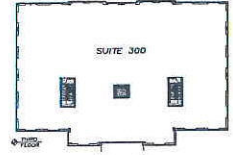
BRENTWOOD PIPER GLEN, LLC
 C/O SREE, INC./RAM. PATEL
 DEED BOOK 10585 P.302

MAP BOOK 31 P.205

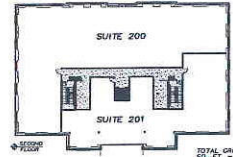


REVIEW OFFICER OF MECKLENBURG COUNTY CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

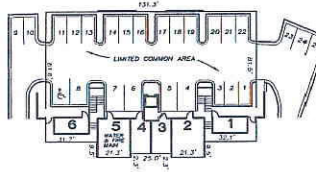
REVIEW OFFICER



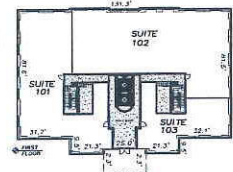
THIRD FLOOR
 FLOOR ELEV. - 866.01
 LIMITS OF CEILING ELEV. - 876.01



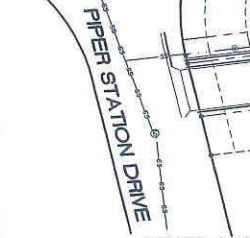
SECOND FLOOR
 FLOOR ELEV. - 853.32
 LIMITS OF CEILING ELEV. - 863.32



GROUND FLOOR
 FLOOR ELEV. - 840.75
 LIMITS OF CEILING ELEV. - 850.75



FIRST FLOOR
 FLOOR ELEV. - 840.75
 LIMITS OF CEILING ELEV. - 850.75



GRAPHIC SCALE
 (IN FEET)
 1 inch = 40 ft

NOTES:

1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
2. ZONING IS B-10(C) PER ZONING ORDINANCE 489-39(C)
3. TAX PARCEL - 225-045-11
4. E.I.R. DENOTES EXISTING IRON REMAR.

DEEDS WHICH AFFECT PROPERTY BUT ARE NOT PLOTTABLE:
 1. EASEMENT TO DUKE POWER CO. DEED 938 P.216
 DEED 939 P.312
 DEED 1056 P. 65

THIS PROPERTY DOES NOT LIE IN A FEMA REGULATED FLOOD PLAIN.

PARCEL 1
 MB 27 P.473
 PIPER CHARLOTTE APARTMENTS, LP
 DEED 9551 P.449

RECORD PLAT FOR
THE PALLADIUM AT PIPER GLEN OFFICE CONDOMINIUM
 1ST AMENDMENT
 OWNER: CHARLOTTE PIPER GLEN, LLC
 DEED: 16007 P.562
 CITY OF CHARLOTTE
 MECKLENBURG COUNTY NORTH CAROLINA



JACK R. CHRISTIAN + ASSOCIATES - SURVEYING -
 PHONE (704) 556-2214 FAX (704) 598-2338
 7811 OLD COUNTRY RD., CHARLOTTE, NORTH CAROLINA 28213



REVISED 1ST AMENDMENT 5-10-06

DATE	BY	DATE
JFM	JRC	MARCH 7, 2006
313	PIPERGASBR	1"=40'