NOTES

1. THE PROPERTY DELINEATED HEREON IS ON THE PRINCE WILLIAM COUNTY GPIN#:8289-36-1422 AND IS ZONED B-1 (GENERAL BUSINESS).
2. OWNERS : H S SOUTHBRIDGE LLC.
   5631 BURKE CENTRE PARKWAY SUITE D
   BURKE, VA 22015-2228
   INST#:200709070102691
3. LAND AREA = 37,228 SQUARE FEET OR 0.8546 ACRES
4. GROSS AREA OF BUILDING FOOTPRINT = N/A
5. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
6. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THIS PROPERTY.
7. ALL DEED BOOK AND PAGE NUMBERS SHOWN HEREON REFER TO THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.
8. THERE ARE NO KNOWN PLANS FOR CHANGES TO THE RIGHT-OF-WAY BY PRINCE WILLIAM COUNTY OR VDOT & THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
9. PARKING TABULATION:
   PROVIDED: (12) EXISTING SPACES PLUS (0) HANDICAP SPACES = 12 TOTAL SPACES
10. THE SUBJECT PROPETY APPEARS TO BE LOCATED IN ZONE X (NO FLOOD) AS SHOWN ON COMMUNITY PANEL NUMBER 51153C0308E FOR PRINCE WILLIAM COUNTY, VIRGINIA, OF THE FEMA FLOOD INSURANCE RATE MAP (FIRM), DATED 08-03-2015.
11. THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
12. THIS PLAT IS BASED ON A TITLE REPORT PROVIDED TO THE SURVEYOR BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT #CP-21VA5090 EFFECTIVE DATE OF COMMITMENT: MARCH 24, 2021 AT 8:00am.

LEGAL DESCRIPTION

All of those lots or parcels of land located in Prince William County, Virginia, and more particularly described as follows:

Commitment No. CP-21VA5090

The following described real estate, with improvements thereon and appurtenances thereto, situate, lying and being Prince William County, Virginia, to wit:

Parcel "B" per instrument entitled "Deed of Subdivison and Grants of Easements recorded as Instrument No. 200506240103291 and as shown on that certain Plat attached thereto (and recorded as Instrument No. 200506240103292), dated September 21, 2004, last revised March 15, 2005, and prepared by Bowman consulting Group, Ltd., the said "Deed of Subdivision and Grants of Easements" having been corrected and re-recorded as Instrument No. 200510280188126, all among the land records of Prince William County, Virginia.

FOR INFORMATIONAL PURPOSES ONLY
The improvements thereon being known as: 17135 Wayside Drive, Dumfries, VA 22026
Parcel ID#:8289-36-1422

BEING the same property conveyed to H.S.-Southbridge, LLC, a Virginia limited liability company from Atlantic Investment Corporation, a Virginia corporation by General Warranty Deed dated September 5, 2007 and recorded September 7, 2007, in the Land Records of Prince William County, VA.

LEGEND

C/O	CLEAN OUT
CONC.	CONCRETE
D.B.	DEED BOOK
ER	ELECTRIC RISER
FIOS	FIBER OPTIC SERVICES
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
IPF	IRON PIPE FOUND
IRF	IRON REBAR FOUND
LP	LIGHT POLE
MH	MANHOLE
P.B.	PLAT BOOK
PG.	PAGE
POR	PORCH
PP	POWER POLE
TEL	TELEPHONE PEDESTAL
TRANS	TRANSFORMER
WM	WATER METER
WV	WATER VALVE

PARKING TABULATION·

STANDARD PARKING SPACES = 12

ADA ACCESSIBLE SPACES = 0

TOATL SPACES PROVIDED = 12

SURVEYOR'S CERTIFICATE

TO H.S.-SOUTHBRIDGE, LLC, A VIRGINIA LIMITED LIABILITY COMPABY; FEE SIMPLE: RIGHT WAY INC.; FIRST AMERICAN TITLE INSURANCE COMPANY.

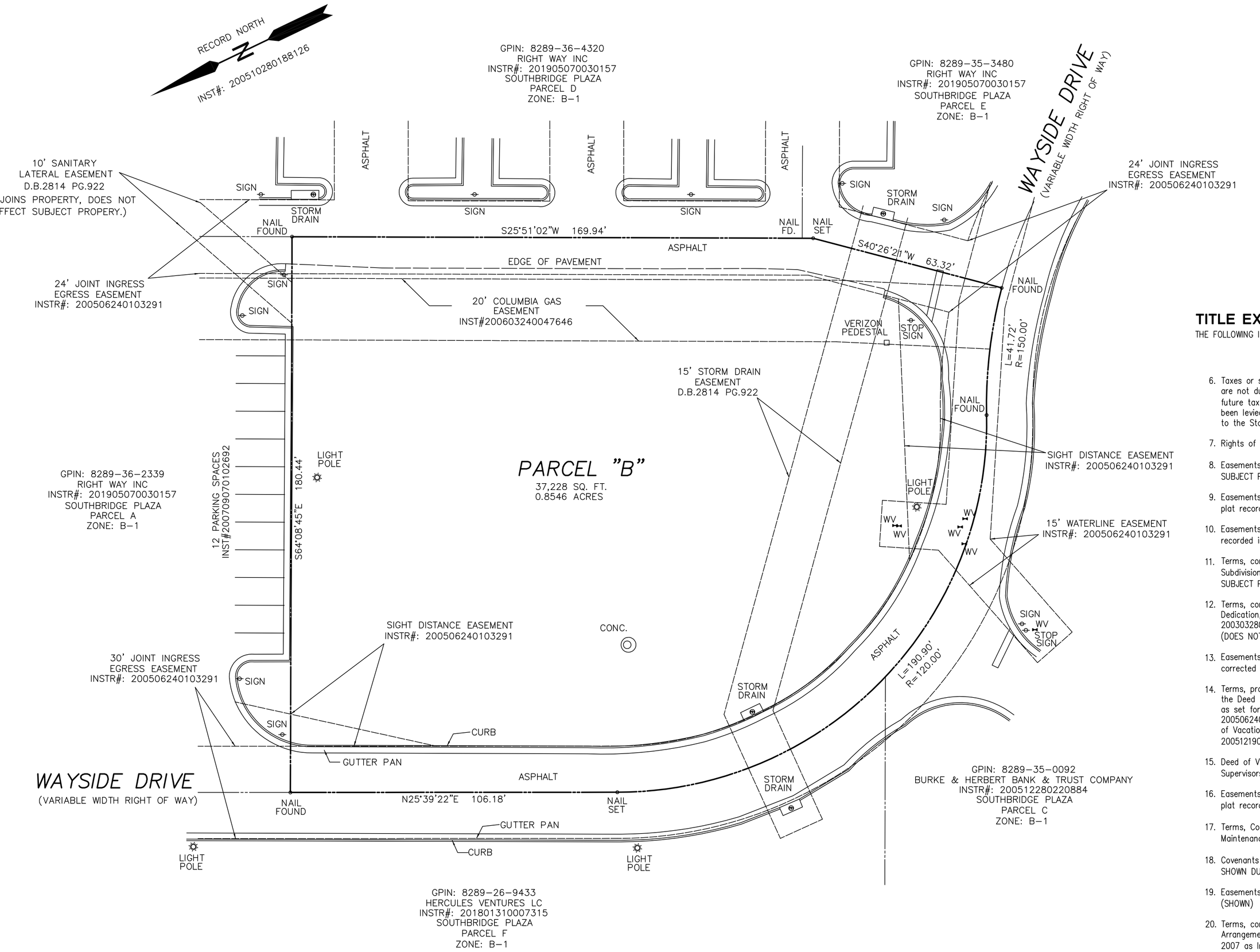
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, and 20. OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 27, 2021.

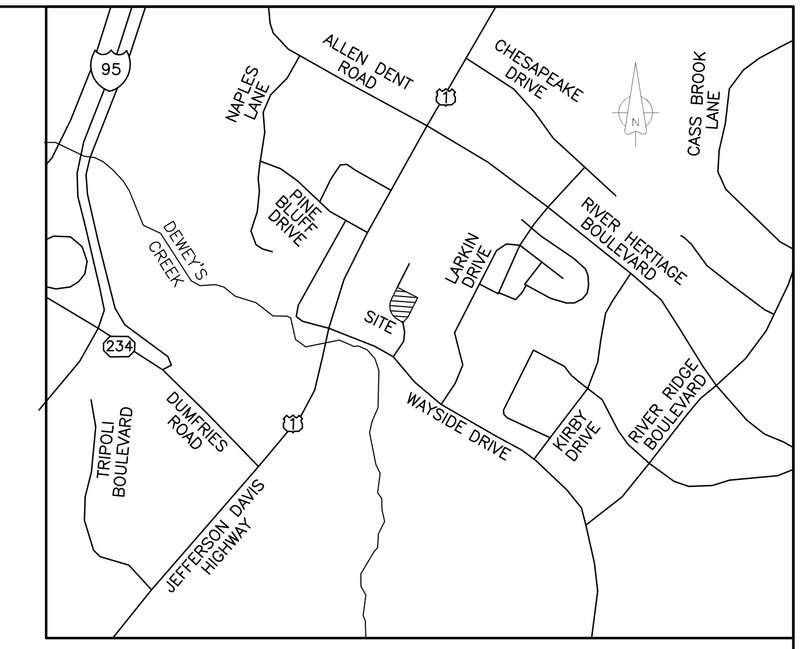
DATE OF PLAT OR MAP: APRIL 27, 2021

MICHAEL L. FLYNN L.S. LIC. NO. 2489

COMMONWEALTH OF VIRGINIA
MICHAEL L. FLYNN
Lic. No. 2489
04-27-21
LAND SURVEYOR

Job#: M21-0663





VICINITY MAP
SCALE : 1" = 1000'

TITLE EXCEPTIONS

THE FOLLOWING IS NUMBERED AS PER SCHEDULE B - SECTION II OF THE TITLE REPORT

6. Taxes or special assessments which are not shown as existing liens by the public records, or which are not due and payable as of the date of the policy anticipated by this Commitment. Possible future tax levies and/or the balance thereof for existing or proposed improvements which may have been levied or assessed, or which may be levied or assessed but which are not yet due and payable to the State, County, Municipality, Metropolitan District, Commission, individual or corporate assessor.
7. Rights of tenants in possession, as tenants only, under prior, unrecorded, leases.
8. Easements granted to Contel, recorded in Deed Book 1770 at page 1194. (DOES NOT AFFECT SUBJECT PROPERTY)
9. Easements granted to the Board of Supervisors recorded as Instrument No. 200206130075968 with plat recorded as Instrument No. 200206130075969. (DOES NOT AFFECT SUBJECT PROPERTY)
10. Easements as set forth in the Deed of Vacation and Easement with the Board of Supervisors recorded in Deed Book 2942 at Page 191. (DOES NOT AFFECT SUBJECT PROPERTY)
11. Terms, conditions, easements and provisions contained within the Addendum to Deed of Dedication, Subdivision, Vacation and Easements, recorded in Deed Book 2814 at Page 912. (DOES NOT AFFECT SUBJECT PROPERTY)
12. Terms, conditions, easements and provisions contained within the Deed of Consolidation, Subdivision, Dedication, Vacation and Easement with the Board of Supervisors recorded as Instrument No. 200303280057349 with plat recorded as Instrument No. 200303280057350. (DOES NOT AFFECT SUBJECT PROPERTY)
13. Easements granted to the Board of Supervisors of recorded in Deed Book 1685 at page 472; as corrected in Deed Book 1768 at Page 496. (SHOWN)
14. Terms, provisions restrictions. conditions, easements, buffers, notes and reservations contained within the Deed of Subdivision and Grants of Easements, recorded as Instrument No. 200506240103291 and as set forth on the plat attached thereto and made thereof recorded as Instrument No. 200506240103292; as corrected by Instrument No. 200510280188126; as partially vacated by Deed of Vacation of Portions of Easements and Grants of New Easements, recorded as Instrument No, 200512190216280 with plat recorded as Instrument No, 200512190216281. (SHOWN)
15. Deed of Vacation of Portions of Easements and Grant of New Easements with the Board of Supervisors recorded as Instrument No. 200512190216280. (DOES NOT AFFECT SUBJECT PROPERTY)
16. Easements granted to the Board of Supervisors recorded as Instrument No. 200304300076539 with plat recorded as Instrument No. 200304300076540. (DOES NOT AFFECT SUBJECT PROPERTY)
17. Terms, Conditions and provisions as set forth in the Storm Water Management/BMP Facilities Maintenance Agreement, Recorded in Deed Book 2814 at Page 922. (SHOWN)
18. Covenants as set forth in the Restrictive Covenant, recorded in Deed Book 2864 at Page 1372(NOT SHOWN DUE TO LACK OF METES AND BOUNDS)
19. Easements granted to Columbia Gas of Virginia Inc., recorded as Instrument No. 200603240047646. (SHOWN)
20. Terms, conditions and provisions as set forth in the Agreement to Establish Shared Parking Arrangement and Shared Signage Arrangement dated September 5, 2007 and recorded September 7, 2007 as Instrument No. 200709070102692. (SHOWN)

CERTIFIED TO:
H.S.-SOUTHBRIDGE, LLC, A VIRGINIA LIMITED LIABILITY COMPABY; FEE SIMPLE:
RIGHT WAY INC.; FIRST AMERICAN TITLE INSURANCE COMPANY.

0' 20' 40' 60'
SCALE 1" = 20'

ALTA / NSPS LAND TITLE SURVEY
PARCEL "B"
SOUTHBRIDGE PLAZA
INST#:200709070102691
POTOMAC ELECTION DISTRICT
PRINCE WILLIAM COUNTY, VIRGINIA
SCALE 1"=20' DATE 04-27-21

MERESTONE LAND SURVEYING PLLC
LAND SURVEYING & G.P.S. SERVICES
1229 GARRISONVILLE ROAD #105 STAFFORD VA. 22556
OFFICE (540)752-9197 FAX (540)752-9198