

ITEMS CORRESPONDING TO SCHEDULE B-II

- CHICAGO TITLE INSURANCE COMPANY, FILE NO. 202300331VA, EFFECTIVE DATE: MARCH 16, 2023 AT 8:00 A.M.
- All matters shown on Plat recorded in Plat Book 54 at Page 78. –NOT PLOTTED ON SURVEY, THE RECORD DOCUMENT IS ILLEGIBLE.
 - All matters shown on Plat recorded in Plat Book 56 at Page 59. –PLOTTED ON SURVEY.
 - Easement granted to Virginia Electric and Power Company recorded in Deed Book 1657 at Page 660 and shown on Plat recorded in Plat Book 56 at Page 59. –PLOTTED ON SURVEY.
 - Terms, provisions, conditions and easements set forth in that certain Agreement and Deed of Easement recorded in Deed Book 3386 at Page 18. –PLOTTED ON SURVEY.

LEGEND OF SYMBOLS & ABBREVIATIONS

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

● MONUMENT FOUND	⚡ SPOT LIGHT	⊕ WATER MANHOLE
○ MONUMENT TO BE SET	⚡ POWERPOLE	⚡ WATER VALVE
⊕ BENCHMARK TOPO	⚡ GUY WIRE	⚡ WATER METER
(R) RECORD DATA	☀ LIGHT POLE	⚡ HYDRANT / FDC
(S) SURVEYED DATA	☀ STREET LIGHT POLE	⊕ GAS MANHOLE
POB POINT OF BEGINING	⚡ ELEC. TRANSFORMER	⚡ GAS VALVE
POC POINT OF COMMENCEMENT	⚡ AIR CONDITIONER	⚡ GAS METER
R/W RIGHT OF WAY	⊕ ELEC. MANHOLE	⊕ UNDERGROUND GAS MARKER
SBL SET BACK LINE	⚡ ELECTRIC METER	⊕ PROPANE TANK
RCP REINFORCED CONC PIPE	⚡ ELECTRIC BOX	⊕ TELEPHONE MANHOLE
CMP CORRUGATED METAL PIPE	⚡ CABLE BOX	⊕ TELEPHONE BOX
PVC PLASTIC PIPE	⊕ UNDERGROUND CABLE MARKER	⊕ UNDERGROUND TELEPHONE MARKER
HDPE HIGH DENSITY POLYETHYLENE PIPE	⚡ TRAFFIC POLES	⊕ KEYPAD
CIP CAST IRON PIPE	⚡ TRAFFIC SIGNAL	⊕ FLAG POLE
DIP DUCTILE IRON PIPE	⊕ TRAFFIC MANHOLE	⊕ BOLLARD
L/S LANDSCAPING	⊕ TRAFFIC SIGNAL BOX	⊕ LIGHT BOLLARD
U.G. UNDER GROUND	⊕ SEWER MANHOLE	⊕ BORE HOLE
— X — FENCELINE	⊕ CLEAN OUT	⊕ MONITORING WELL
— C — CABLE TELEVISION LINE	⊕ STORM DRAIN MANHOLE	⊕ MAIL BOX
— E — ELECTRICAL LINE	⊕ STORM INLET	⊕ SIGN
— G — GAS LINE	⊕ CURB INLET	⊕ METAL TANK COVER
— T — TELEPHONE LINE	⊕ ROUND STORM INLET	⊕ AIR COMPRESSOR
— W — WATER LINE	⊕ UNKNOWN MANHOLE	⊕ ADA PARKING
— OH — OVERHEAD ELECTRIC WIRE	⊕ DECIDUOUS TREE	⊕ YARD DRAIN
— GR — GUIDERAIL	⊕ EVERGREEN TREE	⊕ IRRIGATION CONTROL VALVE
— TL — TREELINE		

ZONING INFORMATION

The subject property is zoned "M-1" Light Industrial District.

Front Setback: 25 ft. minimum
 Side Setback: 10 ft. minimum
 Rear Setback: 25 ft. minimum

Maximum Building Height: 75 ft.

Minimum lot area: 15,000 sq. ft.
 Minimum lot width: 100'
 Minimum lot frontage: 80'
 Minimum lot depth: No requirement noted

Maximum lot coverage: 50%

Maximum floor area ratio: No requirement noted

Parking formula: Parking Group 24: 1 space per 200 sq. ft. of gross floor area devoted to office space, customer service or retail sales, plus 0.5 parking space per 1,000 sq. ft. of remaining building area
 Required spaces: At most 52 spaces based upon 10,498 sq. ft. of building area
 Existing Conditions: 53 Total Parking Spaces, including 0 handicap spaces

Zoning data obtained from Zoning Report #7202300253:058, dated April 7, 20123, revised April 28, 2023, prepared by Bock & Clark Corporation, an NV5 Company, 800-787-8390

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- MN1 SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE B, BETHLEHEM PA, 610-365-2907.
- MN2 PROPERTY IS KNOWN AS PARCEL NO. 02400000630 IN THE CITY OF CHESAPEAKE, VIRGINIA.
- MN3 LOT AREA = 517,885 S.F. OR 11.889 AC.
- MN4 PARKING PROVIDED –
 –REGULAR = 53 SPACES
 –HANDICAP = 0 SPACES
 TOTAL SPACES PROVIDED = 53
- MN5 THE SUBJECT PROPERTY HAS ACCESS VIA CAVALIER BOULEVARD A PUBLIC RIGHT OF WAY.
- MN6 THE BASIS OF BEARINGS FOR THIS SURVEY IS MAP BOOK 56, PAGE 59.
- MN7 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- MN8 THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN9 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- MN10 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN11 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.

UTILITY NOTES

- UN1 The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Cavalier Boulevard.
- UN3 Before digging in this area, call 1-800-552-7001 or 811 for field locations (request for ground markings) of underground utility lines.

RECORD DESCRIPTION

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Chesapeake, VA and being more particularly described as follows:

ALL that certain piece or parcel of land, with the improvements thereunto belonging, situate in the City of Chesapeake, Virginia, and designated as Parcel 11 (11.889 Ac., more or less) on that certain plat entitled, "Amended Subdivision of Property Owned by Industrial Development Authority of the City of Chesapeake, Virginia, Parcel II, Deep Creek Borough, Chesapeake, Virginia, for Bowman Transportation," dated February 13, 1973, as revised on February 20, 1974, made by Hassell & Folkes, Surveyors and Engineers, which plat was recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia in Map Book 56, page 59, to which said property is more particularly bounded and described as follows:

BEGINNING at a point in the eastern line of the right of way of Cavalier Boulevard, distant 1647.79 feet as measured along the eastern line of Cavalier Boulevard from its intersection with the southern line of the right-of-way of the Norfolk and Western Railway Company; and from said point of beginning running North 81 degrees 57' 30" East 1213.38 feet to a point in the dividing line between the property hereby conveyed and the subdivision of Camelot, Section 2-C; thence South 5 degrees 34' 42" West 451.04 feet to a point; thence South 81 degrees 57' 30" West 688.64 feet to a point; thence along a curve to the right with a radius of 2680.57 feet on arc distance of 459.40 feet to a point thence South 88 degrees 13' 20" East a distance of 30.00 feet to a point on the eastern line of Cavalier Boulevard; thence along the eastern line of Cavalier Boulevard, North 1 degree 46' 40" East 400.0 feet to the point of beginning.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 202300331VA, DATED MARCH 16, 2023.

ALTA/NSPS LAND TITLE SURVEY

for
RT Portfolio Project
 NV5 Project No. 202300403-58 AAC

1305 Cavalier Boulevard, Chesapeake, VA

**BASED UPON TITLE COMMITMENT NO. 202300331VA
 OF CHICAGO TITLE INSURANCE COMPANY
 BEARING AN EFFECTIVE DATE OF MARCH 16, 2023 @ 8:00 A.M.**

Surveyor's Certification

To: RLF I-A SPE, LLC, a Delaware limited liability company; Terminal Logistics JV, LLC, a Delaware limited liability company; Realterm Nat Investors IX, LLC, a Delaware limited liability company; RLF TLJV Aggregator, L.P., a Delaware limited partnership; Chicago Title Insurance Company and Bock & Clark Corporation, an NV5 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(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17 and 19 of Table A thereof. The fieldwork was completed on 3/23/2023.

Charles F. Davison III
 Professional Land Surveyor 2980
 In the Commonwealth of Virginia
 Date of Survey: April 6, 2023
 Date of Last Revision: May 5, 2023
 Network Project No. 202300403-058 AAC

Survey Performed By:
First Order, LLC
 4383 Hecktown Road, Suite B
 Bethlehem, PA 18020
 Phone 610-365-2907
 Fax 610-365-2958
 Email: jshaemaker@firstorderllc.net
 Project No. R230027-058

SHEET 1 OF 2

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 510034, MAP NUMBER 5100640013D WHICH BEARS AN EFFECTIVE DATE OF 12/16/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
04/06/2023	FIRST DRAFT		
04/14/2023	NETWORK COMMENTS, ZONING		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

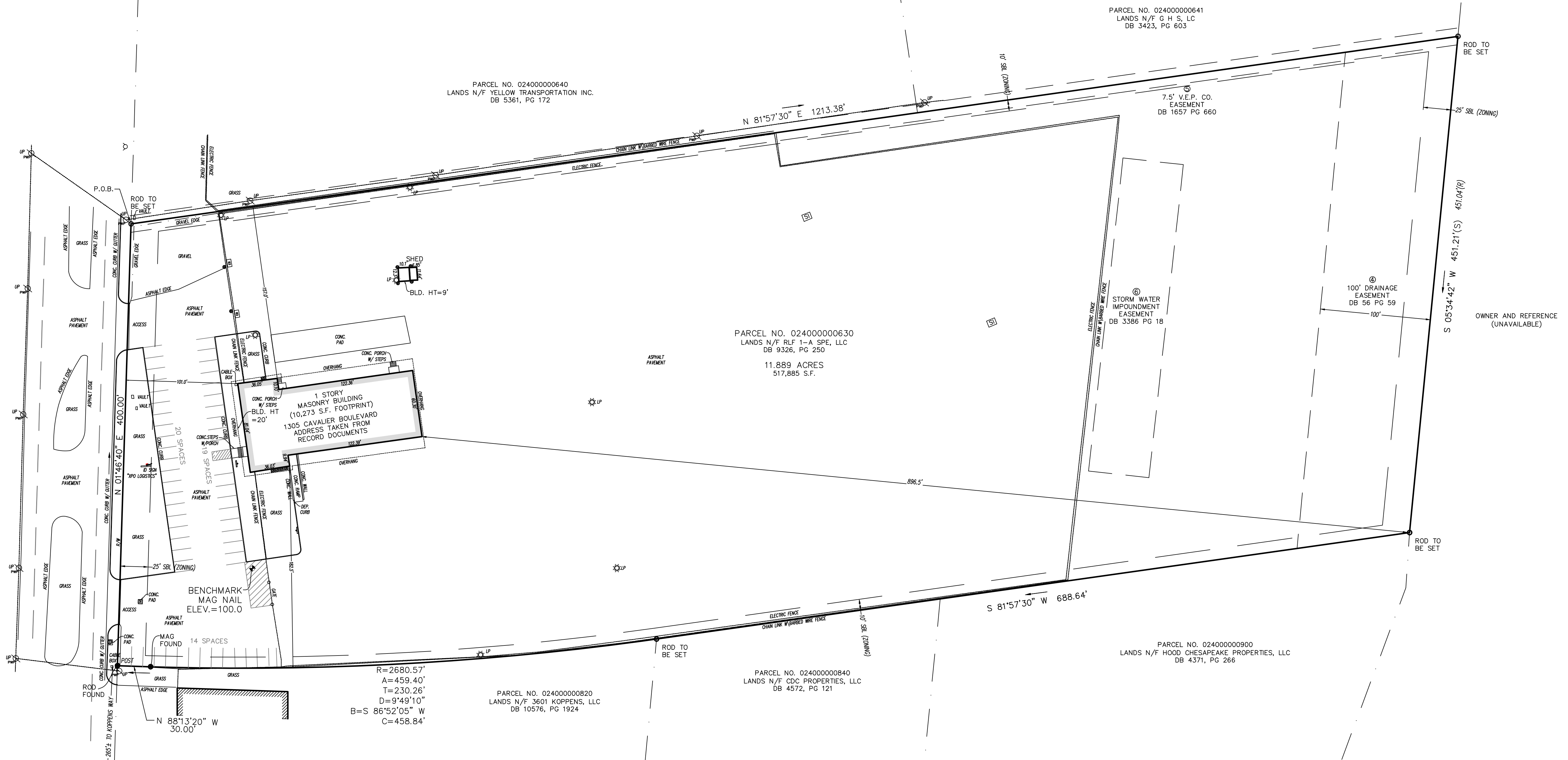
SIGNIFICANT OBSERVATIONS

NONE OBSERVED

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

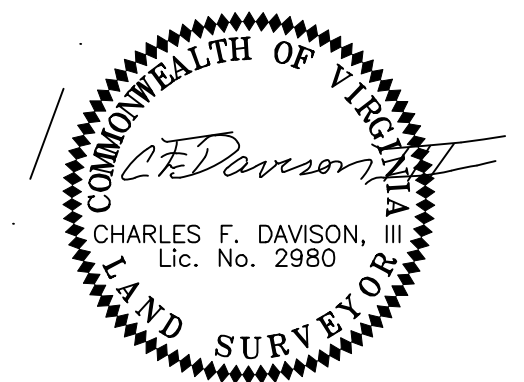
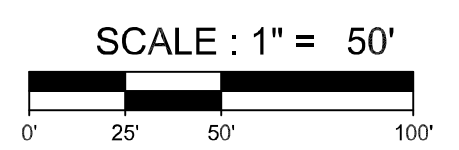
CAVALIER BOULEVARD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)



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R/W RIGHT OF WAY	⊙ ELEC. MANHOLE	⌚ UNDERGROUND GAS MARKER
S.B.L. SET BACK LINE	⌚ ELECTRIC METER	⌚ PROPANE TANK
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C.M.P. CORRUGATED METAL PIPE	⌚ CABLE BOX	⌚ TELEPHONE BOX
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H.D.P.E. HIGH DENSITY POLYETHYLENE PIPE	⌚ TRAFFIC POLES	⌚ KEYPAD
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Survey Performed By:
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Fax 610-365-2958
Email: jshoemaker@firstorderllc.net
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NV5 ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
RT Portfolio Project
DATE OF FIELD SURVEY: MARCH 23, 2023
NETWORK PROJECT NUMBER: 202300403-58 AAC
1-(800)-SURVEYS (787-8397)
TRANSACTION SERVICES
www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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