

LEGEND

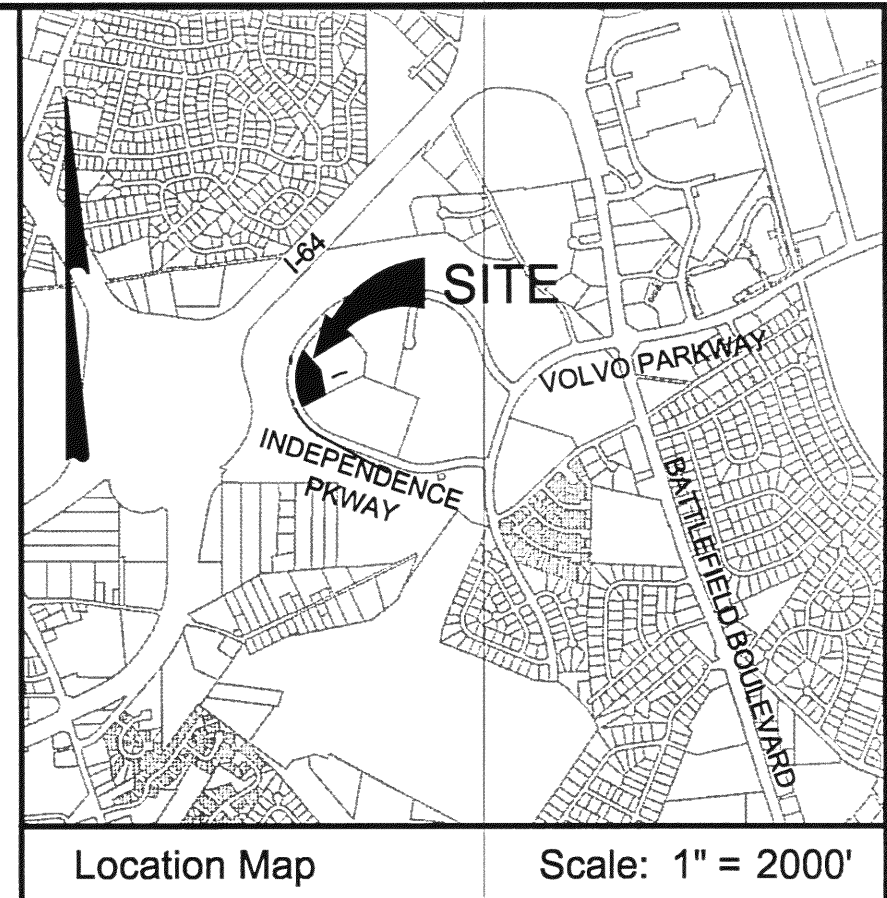
- SIGN
- FLARED END SECTION
- WATER VALVE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- LIGHT POLE
- GAS MARKER
- WHEEL STOP
- HANDICAP PARKING
- IRRIGATION SPRINKLER
- TELEVISION PEDESTAL
- CURB
- SANITARY SEWER CLEAN OUT
- ELECTRICAL BOX
- FLOOD LIGHT
- CONCRETE
- DROP INLET
- GAS METER
- SATELLITE DISH
- TELEPHONE PEDESTAL
- UNDERGROUND UTILITIES AS MARKED BY "MISS UTILITY"
- G GAS (YELLOW PAINT)
- C COMMUNICATIONS (ORANGE PAINT)
- E ELECTRIC (RED PAINT)

Legal Description

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Chesapeake, Virginia, being known, numbered and designated as Lot 9A, as shown on that certain plat entitled, "SUBDIVISION OF PARCEL 9, SUBDIVISION PLAT OF PARCELS 8, 9 AND 10 BATTLEFIELD CORPORATE CENTER, WASHINGTON BOROUGH, CHESAPEAKE, VIRGINIA", which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Map Book 147, Pages 2 and 2A.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHD BEARING
C1	56°32'58"	605.00'	597.12'	325.41'	573.18'	S08°37'59"W



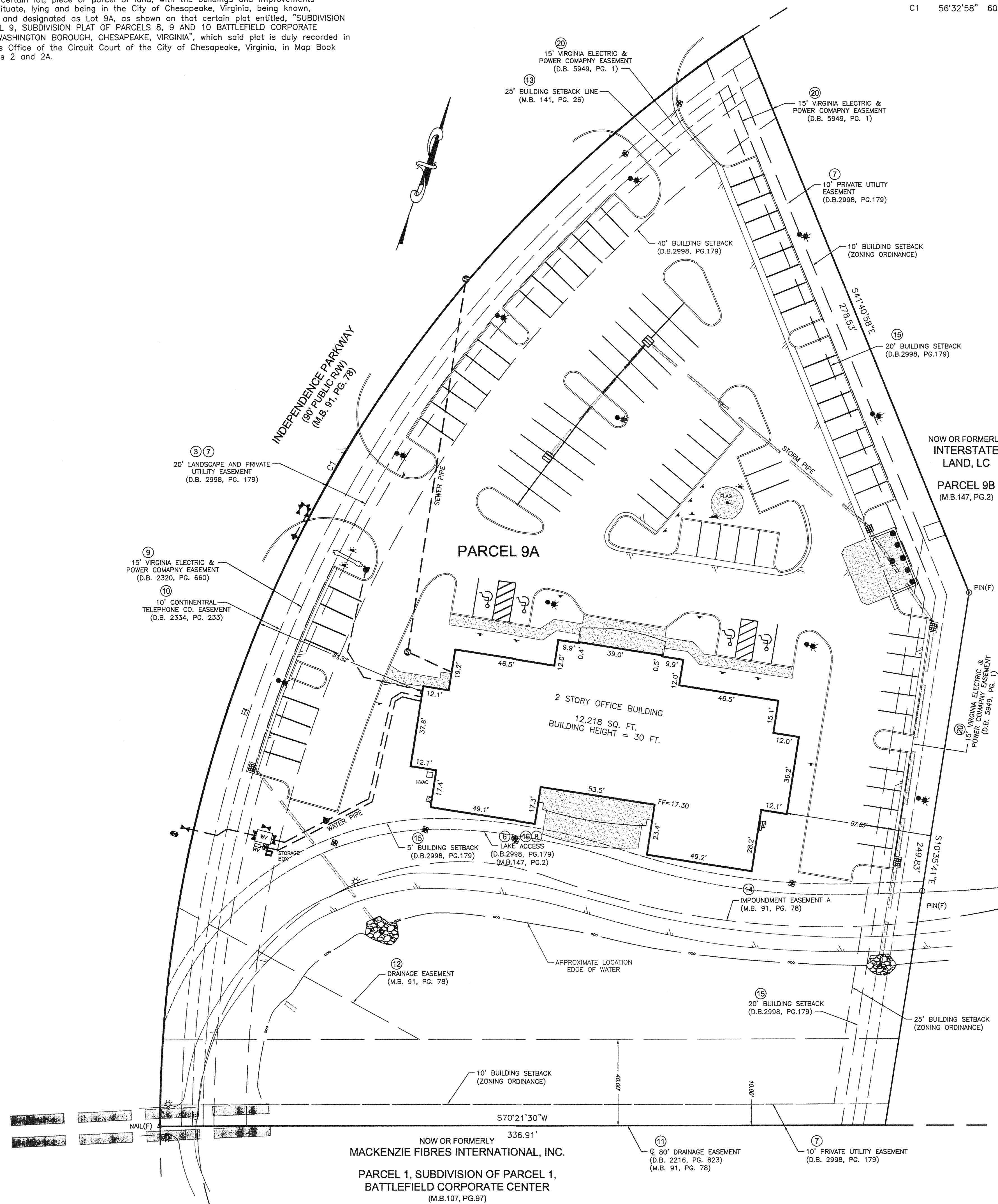
NOTES:

- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE X, AS SHOWN ON THE F.I.R.M. FOR THE CITY OF CHESAPEAKE, VIRGINIA COMMUNITY MAP #510034 0024 C AND LAST DATED MAY 2, 1999.
 - PARKING SPACE TABLE

TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	96	
HANDICAP	4	82 (1 PER 300 SF GROSS FLOOR AREA)
TOTAL	100	
 - AREA SUMMARY: PARCEL 9A CONTAINS 130,974 SQ. FT. OR 3.0068 ACRES
 - THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED: M-1 (LIGHT INDUSTRIAL)
- MINIMUM LOT WIDTH: 100 FEET.
 MINIMUM LOT FRONTAGE: 80 FEET.
 PRINCIPAL BUILDING SETBACK REQUIRED YARDS:
 FROM STREETS (FRONT YARDS): 25 FEET
 SIDE YARD (WHEN ADJACENT TO NON-RESIDENTIAL): 10 FEET
 REAR YARD (WHEN ADJACENT TO NON-RESIDENTIAL): 25 FEET
 MAXIMUM LOT COVERAGE OF BUILDING: 50% - EXISTING BUILDING 9.3%
 MAXIMUM BUILDING HEIGHTS: 75 FEET - EXISTING BUILDING 30 FEET.

Exceptions Contained in Lawyers Title Insurance Corporation Commitment 250688-L, Effective Date July 3, 2007.

- The Restrictions, Conditions, Covenants and Easements recorded in Deed Book 2998 at page 179, Deed Book 2998 at page 224, Deed Book 3285 at page 450, Deed Book 3307 at page 451, Deed Book 3633 at page 462, Deed Book 3859 at page 659, Deed Book 3877 at page 780, Deed Book 4170 at page 839, Deed Book 4170 at page 851, Deed Book 4826 at page 454, and Deed Book 3648 at page 693 affect property; the plottable restrictions and easements are shown hereon.
- The 20' Landscape Easement recorded in Deed Book 2998 at page 179 affects the property and is shown hereon.
- The Restrictions for Ingress/Egress does not affect the property shown hereon.
- The Rights of Others to enjoy common areas recorded in Deed Book 2998 at page 179 affects the property and is shown hereon.
- The Private Utility Easement recorded in Deed Book 2998 at page 179 affects the property and is shown hereon.
- The Lake Easement recorded in Deed Book 2998 at page 179 affects the property and is shown hereon.
- The Easement in favor of Virginia Electric and Power Company recorded in Deed Book 2320 at page 660 affects the property and is shown hereon.
- The Easement in favor of Continental Telephone and Telegraph Company recorded in Deed Book 2334 at page 233 affects the property and is shown hereon.
- The Drainage Easement recorded in Deed Book 2216 at page 823 as shown on plat recorded in Map Book 91 at page 78 affects the property and is shown hereon.
- The Drainage Easement as shown on plat recorded in Map Book 91 at page 78 affects the property and is shown hereon.
- The 25' Building Setback as shown on plat recorded in Map Book 141 at page 26 affects the property and is shown hereon.
- The Impoundment Easement as shown on plat recorded in Map Book 91 at page 78 affects the property and is shown hereon.
- The setback lines recorded in Deed Book 2998 at page 179 affect the property and are shown hereon.
- The Lake Easement recorded in Deed Book 2998 at page 179 and as shown on plat recorded in Map Book 147 at pages 2 and 2A affects the property and is shown hereon.
- The Easement in favor of Virginia Electric and Power Company recorded in Deed Book 5949 at page 1 affects the property and is shown hereon.



CERTIFICATE

Edward F. Rudiger, Jr., a registered land surveyor, License No. 1698, in and for the State of Virginia, does hereby certify to NCB, FSB, BECO ENTERPRISES, L.L.C., LAWYERS TITLE INSURANCE CORPORATION, and their respective successors and assigns:

- the accompanying survey ("Survey") represents a true and correct survey made by me on MAY 7, 2007 of the land therein particularly described;
- the Survey and the information, courses and distances shown thereon are correct;
- the title lines and lines of actual possession are the same;
- the land described in the Survey is the same as described in the title insurance commitment described below;
- the area of the subject property and the size, location and type of buildings and improvements and any other matters situated on the subject property are as shown and all buildings and improvements are within the boundary lines and applicable set-back lines of the property;
- there are no violations of zoning ordinances, restrictions or other rules and regulations with reference to the location of said buildings and improvements;
- there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey;
- there are no encroachments on the adjoining properties, streets, or alleys by any of said buildings, structures and improvements, other than as shown on the Survey;
- there are no party walls or visible encroachments on said described property by streets, alleys or buildings, structures or other improvements situated on adjoining property, except as shown on the Survey;
- all utility services required for the operation of the premises either enter the premises through adjoining public streets, or the Survey shows the point of entry and location of any utilities that pass through or are located on adjoining land;
- the Survey shows the location and direction of all visible storm drainage systems for the collection and disposal of all roof and surface drainage;
- any discharge into streams, rivers or other conveyance system is shown on the Survey;
- the subject property Does Not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone(s) "X" of the Flood Insurance Rate Map identified as Community Panel No. 510034 0024 C, bearing an effective date of May 2, 1999.
- the subject property has access to and from a duly dedicated and accepted public street or highway. [If not, so state];
- [except as shown on the survey,] the subject property does not serve any adjoining property for drainage, utilities, or ingress or egress; and
- the record description of the subject property forms a mathematically closed figure. [If not, so state.]

The undersigned has received and examined a copy of LAWYERS TITLE INSURANCE CORPORATION Commitment No. 250688-L, and the location of any matter shown thereon, to the extent it can be located, has been shown on this Survey with the appropriate recording reference.

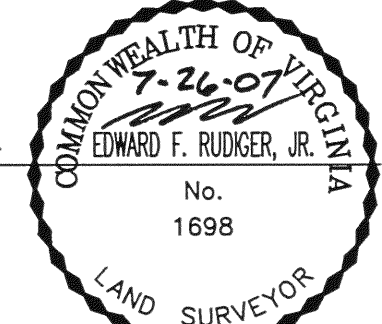
[If the certificate is attached to rather than typed or otherwise reproduced on the face of the survey, add a paragraph specifically identifying the survey (such as by date, property description, and survey number) to which the certificate relates.]

The parties listed above are entitled to rely on the survey and this certificate as being true and accurate.

This Survey is made in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") in 1999 and meets the requirements of an Urban Survey, as defined in the current accuracy standards jointly adopted by ALTA and ACSM and includes items 1-4, 6-7(b)(i), 8-10, 11(b) and 13 of Table A.

engineering services, inc.

EDWARD F. RUDIGER, JR.
 PROFESSIONAL LAND SURVEYOR
 LICENSE No. #1698



DATE: July 26, 2007

REVISED: 07/24/07

ALTA/ACSM LAND TITLE SURVEY OF
 Parcel 9A as shown on Subdivision of Parcel 9,
 Subdivision Plat of Parcels 8, 9 and 10
 Battlefield Corporate Center
 WASHINGTON BOROUGH, CHESAPEAKE, VIRGINIA
 FOR
 BECO ENTERPRISES, L.L.C.

Date	Scale	0	25	50	75
05/15/07	1"=25'				

engineering services, inc.
 Civil Engineering - Land Surveying
 3351 Stoneshore Road, Virginia Beach, VA. 23452
 (757) 468-6800 FAX (757) 468-4966
 E-mail: email@esivva.com

Project	Phase/Task	Drawn By	Checked By	Drawing Path/Name
07063	100/201	PAF/DW	EFR, JR.	\\A07\063\dwg\Survey\07063 ALTA.dwg

NOW OR FORMERLY
 MACKENZIE FIBRES INTERNATIONAL, INC.
 PARCEL 1, SUBDIVISION OF PARCEL 1,
 BATTLEFIELD CORPORATE CENTER
 (M.B.107, PG.97)