TITLE COMMITMENT DESCRIPTION

PARCEL A:
ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF PROPERTY CONTAINING 5.000 ACRES, MORE OR LESS, IN MATOACA DISTRICT, CHESTERFIELD COUNTY, VIRGINIA AND BEING MORE PARTICULARLY SHOWN ON A PLAT DATED JULY 8, 1992, REVISED NOVEMBER 24, 1992, BY J. K. TIMMONS & ASSOCIATES, P.C. ENTITLED "PLAT SHOWING
5.000 ACRES OF LAND LYING SOUTH OF (U.S. ROUTE 360) HULL STREET ROAD" (THE "PLAT"). A COPY OF WHICH PLAT IS RECORDED WITH DEED BOOK 2319, PAGE 183 AND MADE A PART HEREOF, AND BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH THE PLAT AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERN LINE OF THE PROPOSED RIGHT-OF-WAY OF NORTH SPRING RUN ROAD (ROUTE 702), SUCH POINT BEING 451.05 FEET ALONG SUCH SOUTHEASTERN LINE SOUTHWEST OF THE INTERSECTION OF THE SOUTHEASTERN LINE OF NORTH SPRING RUN ROAD WITH THE SOUTHERN LINE OF HULL STREET ROAD (U.S. ROUTE 360); THENCE ALONG THE PROPOSED SOUTHEASTERN RIGHT-OF-WAY OF NORTH SPRING RUN ROAD ALONG A CURVE TO THE LEFT WITH A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 16.58 FEET, AND A CHORD BEARING OF S. 39° 32' 15" E. TO A POINT; THENCE S. 53° 06' 20" E, 65.00 FEET TO A POINT; THENCE S. 46° 15' 46" E. 50.36 FEET TO A POINT; THENCE S. 53° 06' 20" E. 63.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET AN ARC DISTANCE OF 16.96 FEET TO A POINT; THENCE 36° 53' 40" E. 311.50 FEET TO A POINT; THENCE N. 58° 50' 40" E. 120.59 FEET TO A POINT; THENCE S. 31° 09' 20" E. 558.67 FEET TO A POINT; THENCE S. 52° 55' 17" W. 267.48 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 30.00 FEET AN ARC DISTANCE OF 34.21 FEET TO A POINT; THENCE N. 61° 44' 09" W. 205.88 FEET TO A POINT; THENCE N. 31° 09' 20" W. 59.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AN ARC DISTANCE OF 44.78 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 50.00 FEET AN ARC DISTANCE OF 44.78 FEET TO A POINT; THENCE N. 31° 09' 20" W. 91.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET AN ARC DISTANCE OF 38.31 FEET TO A POINT; THENCE N. 53° 06' 20" W. 176. 36 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 50.00 FEET AN ARC DISTANCE OF 33.39 FEET TO A POINT ON THE SOUTHEASTERN LINE OF NORTH SPRING RUN ROAD; THENCE ALONG THE PROPOSED SOUTHEASTERN LINE OF NORTH SPRING RUN ROAD; N. 36° 53' 40" E. 50.59 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH THAT THIRTY (30) FOOT WIDE INGRESS AND EGRESS EASEMENT EXTENDING FROM THE SOUTHWESTERN RIGHT-OF-WAY LINE OF CHITAL DRIVE IN A SOUTHWESTERLY DIRECTION TO A NORTHWESTERN BOUNDARY LINE OF THE ABOVE-DESCRIBED 5.0 ACRE TRACT OF LAND. SAID INGRESS AND EGRESS EASEMENT BEING MORE PARTICULARLY SHOWN ON THE PLAT; SUCH EASEMENT BEING SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THAT CERTAIN DECLARATION OF RIGHTS, RESTRICTIONS, COVENANTS, OBLIGATIONS AND CONDITIONS DATED FEBRUARY 26, 1993, AMONG GP ASSOCIATES, L.P., 360 ASSOCIATES LIMITED PARTNERSHIP, AND FOOD LION, INC., RECORDED WITH THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA IMMEDIATELY PRIOR HERETO, INCLUDING BUT NOT LIMITED TO THE RIGHT OF RELOCATION THEREOF BY THE GRANTOR.

TOGETHER WITH THOSE CERTAIN RIGHTS, PRIVILEGES AND EASEMENT CONTAINED IN THE DRAINAGE EASEMENT AGREEMENT DATED OCTOBER 18, 1993, RECORDED OCTOBER 20, 1993, IN DEED BOOK 2388, PAGE 1920 AS AMENDED IN DEED BOOK 3890, PAGE 670 AS DETAILED THEREIN; SEE INSTRUMENT FOR PARTICULARS.

TOGETHER WITH THOSE CERTAIN RIGHTS, PRIVILEGES AND EASEMENT CONTAINED IN THE EASEMENT AGREEMENT DATED DECEMBER 17, 2015 AND RECORDED JANUARY 13, 2016 IN DEED BOOK 11104, PAGE 364.

PARCEL B:
ALL THAT CERTAIN LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF CHESTERFIELD, VIRGINIA, CONTAINING 1.148 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT ENTITLED "PLAT SHOWING
1.148 ACRES OF LAND LYING SOUTH-EAST OF NORTH SPRING RUN ROAD," MADE BY TIMMONS, AND DATED APRIL 16, 1998, AND LAST REVISED JANUARY 9, 2000, A COPY OF WHICH PLAT IS RECORDED WITH DEED BOOK 3795, PAGE 547 AND MADE A PART HEREOF, AND BEING MORE PARTICULARLY DESCRIBED IN ACCORDANCE WITH THE AFORESAID PLAT AS FOLLOWS:
BEGINNING AT A POINT WHICH IS THE NORTH COMER OF THAT CERTAIN PARCEL OF PROPERTY CONVEYED BY GRANTOR TO GRANTEE BY DEED RECORDED IN DEED BOOK 2319, PAGE 183, OFFICE OF THE CLERK OF CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA; THENCE FOR A FIRST CALL NORTH 58°33'26" EAST 35.65 FEET TO ROD FOUND; THENCE NORTH 58°49'50" EAST 61.65 FEET TO A ROD SET; THENCE SOUTH 31°09'20" EAST 291.50 FEET TO A NAIL FOUND; THENCE SOUTH 58°50' 40"WEST 15 FEET TO A ROD FOUND; THENCE SOUTH 31°09'20" EAST 258.62 FEET TO A ROD FOUND; THENCE SOUTH 52°55'17" WEST 62.74 FEET TO A ROD FOUND; THENCE ALONG AND WITH THE EASTERN BOUNDARY LINE OF PROPERTY CURRENTLY OWNED BY GRANTEE NORTH 31°09'20" WEST
558.67 FEET TO THE POINT AND PLACE OF BEGINNING.

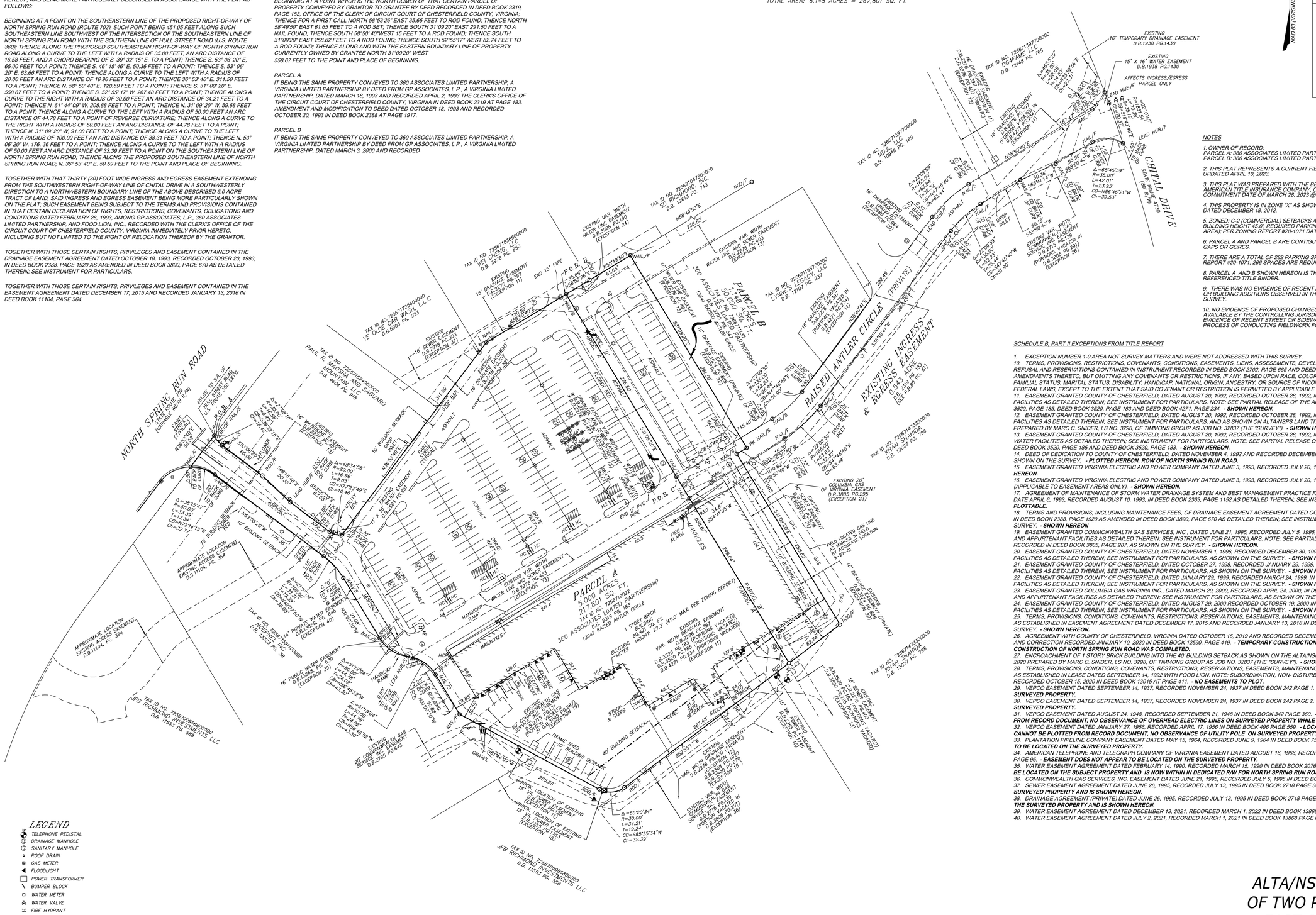
PARCEL A
IT BEING THE SAME PROPERTY CONVEYED TO 360 ASSOCIATES LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY DEED FROM GP ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP, DATED MARCH 18, 1993 AND RECORDED APRIL 2, 1993 THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, VIRGINIA IN DEED BOOK 2319 AT PAGE 183. AMENDMENT AND MODIFICATION TO DEED DATED OCTOBER 18, 1993 AND RECORDED OCTOBER 20, 1993 IN DEED BOOK 2388 AT PAGE 1917.

PARCEL B
IT BEING THE SAME PROPERTY CONVEYED TO 360 ASSOCIATES LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP BY DEED FROM GP ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP, DATED MARCH 3, 2000 AND RECORDED

* PORTIONS OF THESE EASEMENTS WERE VACATED IN D.B.3520 PG.183, D.B.3520 PG.185 AND D.B.4271 PG.234

AREA SUMMARY

PARCEL A: 5.000 ACRES = 217,801 SQ. FT.
PARCEL B: 1.148 ACRES = 50,000 SQ. FT.
TOTAL AREA: 6.148 ACRES = 267,801 SQ. FT.


NORTH SPRING RUN ROAD
STATE ROUTE 702 (VARIABLE WIDTH R/W)
CHITAL DRIVE
STATE ROUTE 360 (VARIABLE WIDTH R/W)
RAISED ANTLER CIRCLE (PRIVATE)
EXISTING INGRESS & EGRESS EASEMENT
PARCEL A
5.000 ACRES
217,801 SQ. FT.
TAX ID NO. 7266719002
360 ASSOCIATES 319 PG. 183
13947 RAISED ANTLER CIRCLE
PARCEL B
1.148 ACRES
50,000 SQ. FT.
TAX ID NO. 7266718500
360 ASSOCIATES LIMITED PARTNERSHIP
13947 RAISED ANTLER CIRCLE
P.O.B. A
P.O.B. B
EXISTING 16' WATER EASEMENT D.B.1938 PG.1430
EXISTING 15' X 16' WATER EASEMENT D.B.1938 PG.1430
AFFECTS INGRESS/EGRESS PARCEL ONLY
EXISTING 16' TEMPORARY DRAINAGE EASEMENT D.B.1938 PG.1430
TAX ID NO. 7266713970000
DGAFAME, LLC
D.B. 12148 PG. 765
TAX ID NO. 7266713970000
MDJ-K, LLC
D.B. 10949 PG. 169
TAX ID NO. 7266704500000
SD RICHMOND, INC.
D.B. 2613 PG. 743
TAX ID NO. 7266718365000000
WCI CHENS, LLC
D.B. 3976 PG. 850
TAX ID NO. 7266718500000
L.RNES LEGACY, LLC
D.B. 12107 PG. 237
TAX ID NO. 7266723300000
KHAN SHAHID
D.B. 1027 PG. 798
TAX ID NO. 7266722400000
YE OLDE CAR WASH, L.L.C.
D.B.5903 PG. 923
TAX ID NO. 7266722600000
PAUL R. MOUSH AND MOUNTAIN, LLC
D.B. 4604 PG. 919
TAX ID NO. 7266718200000
JFB RICHMOND INVESTMENTS LLC
D.B. 11553 PG. 388
TAX ID NO. 7266718200000
JFB RICHMOND INVESTMENTS LLC
D.B. 11553 PG. 388
EXISTING 20' COLUMBIA GAS OF VIRGINIA EASEMENT D.B.3805 PG.295 (EXCEPTION 23)
EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B.3520 PG.185 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING VAR. WIDTH WATER EASEMENT D.B.3928 PG.190 (EXCEPTION 24)
EXISTING VAR. WIDTH WATER LINE AND SEWER EASEMENT D.B.2276 PG.403 (EXCEPTION 13)
EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B.3520 PG.185 (EXCEPTION 11)
EXISTING 16' SEWER EASEMENT D.B.2716 PG.303 (EXCEPTION 37)
EXISTING 16' DRAINAGE EASEMENT D.B.3520 PG.183 (EXCEPTION 11)
EXISTING 16' WATER EASEMENT D.B.2276 PG.397 (EXCEPTION 10)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING VAR. WIDTH WATER LINE AND SEWER EASEMENT D.B.2276 PG.403 (EXCEPTION 13)
EXISTING VAR. WIDTH WATER EASEMENT D.B.3928 PG.190 (EXCEPTION 24)
EXISTING VAR. WIDTH COMMONWEALTH GAS SERVICES, INC. EASEMENT D.B.2715 PG.131 (PORTIONS VACATED) D.B.3805 PG.295 (EXCEPTION 36)
EXISTING 20' COMMONWEALTH GAS SERVICES, INC. EASEMENT D.B.2705 PG.643
EXISTING 16' DRAINAGE EASEMENT D.B.3520 PG.185 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B.3520 PG.185 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT D.B.2276 PG.397 (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING VAR. WIDTH DRAINAGE EASEMENT D.B.2276 PG.397 (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING VAR. WIDTH DRAINAGE EASEMENT (PRIVATE) D.B.3520 PG.185 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PORTIONS VACATED) D.B.3520 PG.183 (EXCEPTION 11)
EXISTING 16' DRAINAGE EASEMENT (PRIVATE) D.B.3520 PG.185