

LEGAL DESCRIPTION:

PARCEL ONE (FEE SIMPLE)
 ALL THAT CERTAIN TRACT, PIECE OR PARCEL OF LAND, LYING IN ALBEMARLE COUNTY, VIRGINIA, WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING DESIGNATED AS "PARCEL A PENNEY PARCEL" CONTAINING 10.17 ACRES, AS SHOWN ON "PROPERTY LINE MAP CHARLOTTESVILLE FASHION SQUARE ALBEMARLE COUNTY, VIRGINIA" DATED SEPTEMBER 20, 1978, REVISED DECEMBER, 1978, AND MADE BY LEWIS AND OWENS, INC., CONSULTING ENGINEERS & LAND SURVEYORS, RICHMOND, VIRGINIA, AND BEING MORE PARTICULARLY, BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EAST SIDE OF U. S. ROUTE 29, SAID POINT BEING 1,689.10 FEET SOUTH OF A ROD MARKING THE SOUTHWEST CORNER OF THE PROPERTY BELONGING TO NATIONAL BANK AND TRUST COMPANY; THENCE FROM SAID POINT OF BEGINNING, S 49° 34' 40" E, 0.38 FOOT TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 32° 36' 23" AND A RADIUS OF 170.69 FEET, FOR A LENGTH OF 97.14 FEET TO A POINT; THENCE S. 16° 58' 17" E. 101.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 71° 48' 33" AND A RADIUS OF 54.62 FEET FOR A LENGTH OF 68.45 FEET; THENCE S. 88° 46' 50" E, 49.50 FEET TO A POINT; THENCE N. 45° 48' 45" E. 343.34 FEET TO A POINT; THENCE S. 44° 11' 15" E. 531.00 FEET TO A POINT; THENCE N. 45° 48' 45" E. 41.00 FEET TO A POINT; THENCE S. 44° 11' 15" E. 267.00 FEET TO A POINT; THENCE S. 45° 48' 45" W, 422.59 FEET TO A POINT; THENCE N. 58° 16' 25" W, 13.64 FEET TO A POINT; THENCE N. 3° 56' 05" E. 97.46 FEET TO A POINT; THENCE, N. 62° 09' 00" W. 260.01 FEET TO A POINT; THENCE S. 27° 51' 00" W. 122.40 FEET TO A POINT; THENCE N. 62° 09' 00" W. 385.00 FEET TO A POINT; THENCE, N. 65° 56' 50" W. 203.51 FEET TO A POINT; THENCE N. 40° 57' 23" E. 88.63 FEET TO A POINT; THENCE N. 70° 23' 12" E. 197.86 FEET TO A POINT; THENCE N. 49° 30' 10" W, 302.38 FEET TO A POINT ON THE EAST LINE OF U. S. ROUTE 29; THENCE N. 41° 01' 30" E. 140.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (PERMANENT SLOPE EASEMENT)
 TOGETHER WITH A PERMANENT SLOPE EASEMENT OVER LAND CONTAINING 0.48 OF AN ACRE DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT IN THE DIVISION LINE BETWEEN "PARCEL A - PENNEY PARCEL" CONTAINING 10.17 ACRES ON THE ABOVE REFERENCED PLAT AND "BRANCHLANDS"; THENCE WITH BRANCHLANDS N. 49° 34' 40" E. 0.38 FEET TO A POINT; THENCE N. 34° 35' 38" W. 105.75 FEET TO A POINT; THENCE S. 33° 51' W. 95.00 FEET TO A POINT; THENCE N. 62° 09' 00" W. 15.00 FEET TO CORNER WITH "20' BUFFER"; THENCE N. 27° 51' E. 122.40 FEET TO A POINT; THENCE S. 62° 09' 00" E. 260.01 FEET TO A POINT; THENCE S. 3° 56' 05" W. 97.46 FEET TO THE POINT AND PLACE OF BEGINNING.

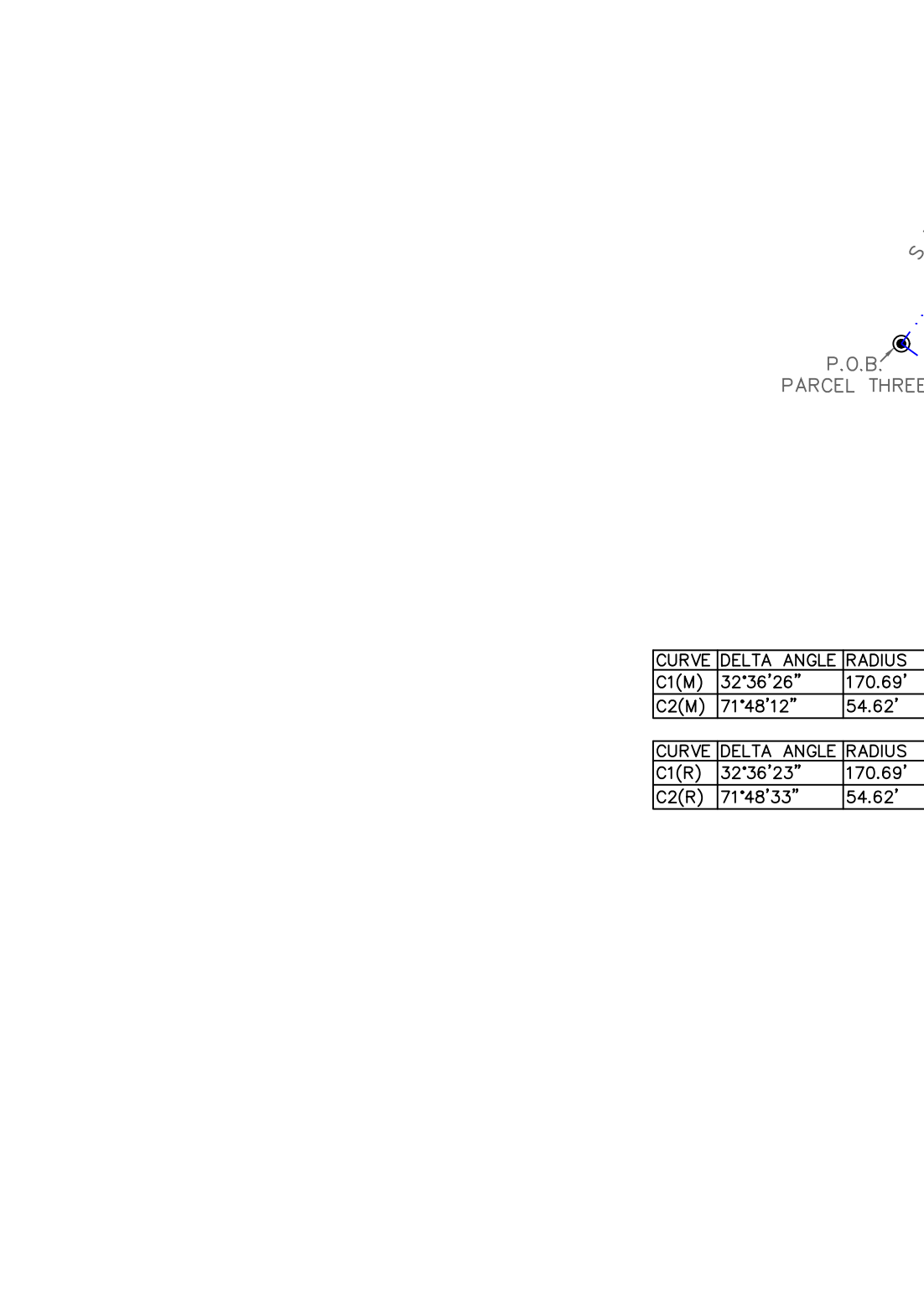
PARCEL THREE (PERPETUAL NON-EXCLUSIVE ACCESS EASEMENT AND RIGHT-OF-WAY)
 ALL THAT CERTAIN PIECE OR PARCEL OF REAL ESTATE BOUNDED AND DESCRIBED ACCORDING TO A PLAT OF SURVEY DATED FEBRUARY 1, 1979, ENTITLED "INGRESS AND EGRESS EASEMENT AREAS - CFS ASSOCIATES PARCEL AND PENNEY PARCEL" BY LEWIS & OWENS, INC., CONSULTING ENGINEERS & SURVEYORS, TO-WIT:
 BEGINNING AT A POINT ON THE EAST LINE OF U. S. ROUTE 29, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED HEREBY; THENCE FROM SAID POINT ON THE EAST LINE OF U. S. ROUTE 29 S. 49° 34' 40" E. 0.38 FOOT TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 32° 36' 23" AND A RADIUS OF 170.69 FEET, FOR A LENGTH OF 97.14 FEET TO A POINT; THENCE S. 16° 58' 17" E. 101.29 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 71° 48' 33" AND, A RADIUS OF 54.62 FEET FOR A LENGTH OF 68.45 FEET; THENCE S. 88° 46' 50" E. 49.50 FEET TO A POINT; THENCE N. 45° 48' 45" E. 18.31 FEET TO A POINT; THENCE N. 1° 13' 10" E. 88.64 FEET TO A POINT; THENCE N. 88° 46' 50" W. 95.32 FEET TO A POINT; THENCE N. 16° 58' 17" W. 179.28 FEET TO A POINT ON THE EAST LINE OF U. S. ROUTE 29; THENCE ALONG THE EAST LINE OF U. S. ROUTE 29 S. 41° 01' 30" W. 76.77 FEET TO THE POINT AND PLACE OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, BY DEED AND EASEMENT AGREEMENT FROM BEN M. MILLER AND ELIZABETH E. MILLER, HIS WIFE, PERCY MONTAGUE, III AND ELEANOR M. MONTAGUE, HIS WIFE, HARRY F. LANGHORNE AND ELIZABETH ABBOT LANGHORNE, HIS WIFE, CFS ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, ROBERT M. MUSSELMAN AND JOSEPH W. RICHMOND, TRUSTEES UNDER THE GREENBRIAR CORPORATION PROFIT SHARING RETIREMENT TRUST, DATED JANUARY 15, 1979, AND RECORDED APRIL 6, 1979 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE COUNTY, VIRGINIA IN DEED BOOK 668, PAGE 134. J. C. PENNEY PROPERTIES, INC., A DELAWARE CORPORATION, COVERED TO A LIMITED LIABILITY COMPANY AS EVIDENCED BY THE DECLARATION AND NOTICE REGARDING CONVERSION TO DELAWARE LIMITED LIABILITY COMPANY RECORDED IN DEED BOOK 5272, PAGE 175, AS CORRECTED IN DEED BOOK 5283, PAGE 264, AND IS NOW KNOWN AS J. C. PENNEY PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

PARCEL FOUR (DEVELOPMENT AND OPERATING EASEMENTS)
 TOGETHER WITH THE EASEMENTS SET FORTH IN THAT CERTAIN MULTI-PARTY DEVELOPMENT AND OPERATING AGREEMENT DATED JANUARY 15, 1979 BY AND BETWEEN CFS ASSOCIATES, J. C. PENNEY PROPERTIES, INC., SEARS ROEBUCK AND CO. AND LEGGETTS OF VIRGINIA, INC., RECORDED IN DEED BOOK 668, PAGE 146.
 BEING THE SAME TRACT OF LAND DESCRIBED IN THE TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 271200121, DATED MAY 20, 2020.

TOGETHER WITH THE EASEMENTS SET FORTH IN THAT CERTAIN MULTI-PARTY DEVELOPMENT AND OPERATING AGREEMENT DATED JANUARY 15, 1979 BY AND BETWEEN CFS ASSOCIATES, J. C. PENNEY PROPERTIES, INC., SEARS ROEBUCK AND CO. AND LEGGETTS OF VIRGINIA, INC., RECORDED IN DEED BOOK 668, PAGE 146.

BEING THE SAME TRACT OF LAND DESCRIBED IN THE TITLE REPORT ISSUED BY CHICAGO TITLE INSURANCE COMPANY, FILE NO. 271200121, DATED MAY 20, 2020.



FLOOD NOTE:
 PROPERTY LIES WITHIN FLOOD ZONE "X", ACCORDING TO F.I.R.M. MAP NO. 51003C0278D, DATE 02-04-2005, BY GRAPHING PLOTTING ONLY, WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
 BEFORE ANY DEVELOPMENT PLANNING, DESIGN OR CONSTRUCTION IS STARTED, THE COMMUNITY, CITY AND COUNTY IN WHICH SUBJECT TRACT EXISTS SHOULD BE CONTACTED, SAID ENTITIES MAY IMPOSE LARGER FLOOD PLAIN AND FLOODWAY AREAS THAN SHOWN BY F.I.R.M. MAPS THAT WILL AFFECT DEVELOPMENT.

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1(M)	32°36'26"	170.69'	97.52'
C2(M)	71°48'12"	54.62'	68.45'
C1(R)	32°36'23"	170.69'	97.14'
C2(R)	71°48'33"	54.62'	68.45'

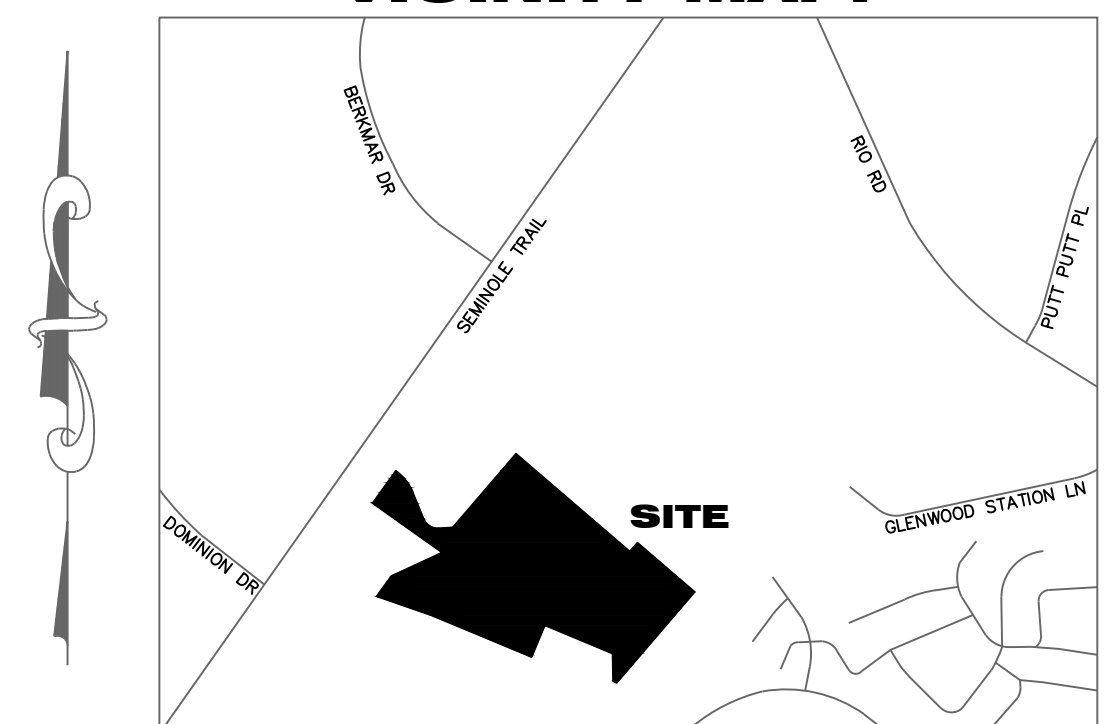
SCHEDULE BIII:

- 9 AGREEMENT BETWEEN ALBEMARLE DEVELOPMENT CORPORATION AND THE CITY OF CHARLOTTESVILLE RECORDED IN DEED BOOK 495, PAGE 608, REGARDING PERMISSION TO CONNECT CITY WATER, SANITARY SEWER AND GAS LINES. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 10 MULTI-PARTY DEVELOPMENT AND OPERATING AGREEMENT BY AND BETWEEN CFS ASSOCIATES, SEARS, ROEBUCK AND CO., J. C. PENNEY PROPERTIES, INC. AND LEGGETT OF VIRGINIA, INC., RECORDED IN DEED BOOK 668, PAGE 146, AS AMENDED BY FIRST AMENDMENT TO MULTI-PARTY DEVELOPMENT AND OPERATING AGREEMENT RECORDED IN DEED BOOK 4011, PAGE 287. (AFFECTS AS PARCEL 4, BLANKET IN NATURE)
- 11 MEMORANDUM OF SUPPLEMENTAL AGREEMENT BY AND BETWEEN CFS ASSOCIATES AND J. C. PENNEY PROPERTIES, INC., ET AL., RECORDED IN DEED BOOK 668, PAGE 306. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 12 FEE OWNERS' CONSENT TO OPERATING AGREEMENT BY AND BETWEEN CFS ASSOCIATES, J. C. PENNEY PROPERTIES, INC., ET AL., RECORDED IN DEED BOOK 668, PAGE 171. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 13 FEE OWNERS' CONSENT TO SUPPLEMENTAL AGREEMENT BY AND BETWEEN CFS ASSOCIATES AND J. C. PENNEY PROPERTIES, INC., ET AL., RECORDED IN DEED BOOK 668 PAGE 316. (AFFECTS CONTAINS NO PLOTTABLE ITEMS)
- 14 EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 291, PAGE 516. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 15 ALL MATTERS DISCLOSED BY THE PLATS RECORDED IN DEED BOOK 729, PAGES 692 AND 697. (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- AS TO PARCEL ONE:
- 18 TERMS, PROVISIONS, RESTRICTIONS, CONDITIONS, EASEMENTS, LIENS, ASSESSMENTS, DEVELOPER RIGHTS, OPTIONS, RIGHTS OF FIRST REFUSAL AND RESERVATIONS CONTAINED IN INSTRUMENTS RECORDED IN DEED BOOK 657, PAGE 33, BUT OMITTING ANY COVENANT OR RESTRICTION, IF ANY, BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. (AFFECTS AS PARCEL TWO, PLOTTED AND SHOWN)
- 19 OPENING DATE AGREEMENT RECORDED IN DEED BOOK 729 PAGE 283. (NOT A SURVEY RELATED MATTER)
- 20 EASEMENT GRANTED VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 689, PAGE 550. (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- 21 DEED OF EASEMENT AND DEDICATION AGREEMENT RECORDED IN DEED BOOK 729, PAGE 677. (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- 22 LICENSE AGREEMENT RECORDED IN DEED BOOK 908 PAGE 341. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- AS TO PARCELS ONE AND TWO:
- 23 SEWER EASEMENT GRANTED RIVANNA WATER AND SEWER AUTHORITY RECORDED IN DEED BOOK 580, PAGE 27. (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- 24 MATTERS DISCLOSED BY THE PLAT OF SURVEY BY LEWIS & OWENS, INC., CONSULTING ENGINEERS AND LAND SURVEYORS, DATED SEPTEMBER 20, 1978, AND REVISED DECEMBER 6, 1978, INCLUDING BUT NOT LIMITED TO:
 - A) EXISTING, SANITARY SEWER EASEMENT
 - B) PROPOSED STORM SEWER AND SANITARY SEWER EASEMENTS
 - C) 50 FOOT AND 20 FOOT BUFFERS
 (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- 25 EASEMENT GRANTED BEN M. MILLER, ET AL., BY DEED AND EASEMENT AGREEMENT DATED MARCH 1, 1979, RECORDED IN DEED BOOK 668 PAGE 134, FOR A PERPETUAL NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR INGRESS AND EGRESS. (AFFECTS AS PARCEL 3, PLOTTED AND SHOWN)

- AS TO PARCELS THREE AND FOUR:
- 26 DEED OF LEASE BETWEEN BEN M. MILLER, PERCY MONTAGUE, III, AND HARRY F. LANGHORNE TO CFS ASSOCIATES, A VIRGINIA LIMITED PARTNERSHIP, RECORDED IN DEED BOOK 629, PAGE 477, AMENDED BY FIRST AMENDMENT TO MEMORANDUM OF LEASE RECORDED IN DEED BOOK 668, PAGE 95, AND AMENDED BY SECOND AMENDMENT RECORDED IN DEED BOOK 1534, PAGE 363. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 27 EASEMENT GRANTED CENTRAL TELEPHONE COMPANY OF VIRGINIA RECORDED IN DEED BOOK 585, PAGE 169. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 28 EASEMENTS GRANTED VIRGINIA TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK 396, PAGE 576, DEED BOOK 449, PAGE 402, DEED BOOK 690, PAGE 651, DEED BOOK 286, PAGE 372, DEED BOOK 235, PAGE 571, DEED BOOK 235, PAGE 570, DEED BOOK 235, PAGE 569, AND DEED BOOK 389, PAGE 569. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 29 EASEMENTS GRANTED VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 396, PAGE 576, DEED BOOK 291, PAGE 516, DEED BOOK 690, PAGE 651, DEED BOOK 693, PAGE 607, DEED BOOK 693, PAGE 613, DEED BOOK 3865, PAGE 685, DEED BOOK 386, PAGE 112, DEED BOOK 310, PAGE 242, AND DEED BOOK 668, PAGE 316. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 30 TWO PARTY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 668, PAGE 209. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 31 DEED OF EASEMENT AND AGREEMENT RECORDED IN DEED BOOK 668, PAGE 360. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 32 RIGHTS AND EASEMENTS GRANTED THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 1303, PAGE 737. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 33 ALL MATTERS DISCLOSED BY THE PLATS RECORDED IN DEED BOOK 664, PAGE 66, DEED BOOK 668, PAGE 144, DEED BOOK 729, PAGES 691 THROUGH 699, AND DEED BOOK 3750, PAGE 397. (AFFECTS, PLOTTED AND SHOWN AT APPROXIMATE LOCATION)
- 34 ASSIGNMENT OF GROUND LEASE BETWEEN CFS ASSOCIATES LIMITED PARTNERSHIP AND SHOPPING CENTER ASSOCIATES RECORDED IN DEED BOOK 1536, PAGE 254. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 35 ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BETWEEN SHOPPING CENTER ASSOCIATES AND CHARLOTTESVILLE FASHION SQUARE, LLC RECORDED IN DEED BOOK 4475, PAGE 19. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 36 AGREEMENT WITH VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 697, PAGE 488. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 37 ASSIGNMENT OF OPERATING AGREEMENTS RECORDED IN DEED BOOK 1536, PAGE 271. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 38 ASSIGNMENT OF OPERATING AGREEMENTS RECORDED IN DEED BOOK 4475, PAGE 40. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 39 EASEMENT AGREEMENT MORE PARTICULARLY DESCRIBED IN DEED BOOK 742, PAGE 546. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 40 DEED OF EASEMENT RECORDED IN DEED BOOK 878, PAGE 683, MODIFIED IN DEED BOOK 954, PAGE 210. (DOES NOT AFFECT)
- 41 DEED OF EASEMENT RECORDED IN DEED BOOK 1496, PAGE 62. (DOES NOT AFFECT)
- 42 STORM DRAINAGE AND SANITARY SEWER LINE AGREEMENT AND INGRESS AND EGRESS EASEMENT MORE PARTICULARLY DESCRIBED IN DEED BOOK 678, PAGE 188. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

- 43 EASEMENT AGREEMENT RECORDED IN DEED BOOK 3436, PAGE 414. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 44 EASEMENT SET FORTH IN CERTIFICATE OF TAKE RECORDED IN DEED BOOK 4685, PAGE 650, AMENDED IN DEED BOOK 4688, PAGE 146. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 45 ALL MATTERS DISCLOSED BY THE PLAT RECORDED IN DEED BOOK 640, PAGE 10. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 47 RIGHT OF FIRST REFUSAL SET FORTH IN MEMORANDUM OF LEASE RECORDED IN DEED BOOK 629, PAGE 477. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 48 EASEMENT GRANTED ALBEMARLE COUNTY SERVICE AUTHORITY RECORDED IN DEED BOOK 520, PAGE 32. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 49 DEEDS AND EASEMENTS GRANTED THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 1314, PAGE 488, DEED BOOK 4594, PAGE 65, DEED BOOK 5252, PAGE 473, DEED BOOK 4679, PAGE 554, DEED BOOK 4594, PAGE 52, DEED BOOK 4935, PAGE 509, AND DEED BOOK 4679, PAGE 539. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 50 ASSIGNMENT AND ASSUMPTION OF LEASE BETWEEN SHOPPING CENTER ASSOCIATES AND CHARLOTTESVILLE FASHION SQUARE, LLC RECORDED IN DEED BOOK 4475, PAGE 28. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 51 GENERAL ASSIGNMENT AND ASSUMPTION AGREEMENTS RECORDED IN DEED BOOK 4282, PAGE 664, AND DEED BOOK 4282, PAGE 670. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 52 ASSIGNMENTS AND ASSUMPTIONS OF SUBLEASES AND CONTRACTS RECORDED IN DEED BOOK 4282, PAGE 636, DEED BOOK 4282, PAGE 643, DEED BOOK 4282, PAGE 650, AND DEED BOOK 4282, PAGE 657. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)
- 53 MEMORANDUM OF LEASE AGREEMENT RECORDED IN DEED BOOK 5092, PAGE 484. (DOES NOT AFFECT)
- 54 TERMS, PROVISIONS, AND CONDITIONS SET FORTH IN AGREEMENT RECORDED IN DEED BOOK 1311, PAGE 459. (AFFECTS, CONTAINS NO PLOTTABLE ITEMS)

VICINITY MAP:



(NOT TO SCALE)

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DISTRICT	N/A	
PERMITTED USE	N/A	
MINIMUM LOT AREA (50 FT.)	N/A	
MAX BUILDING COVERAGE	N/A	
MAX BUILDING HEIGHT	N/A	
MIN LOT WIDTH	N/A	
MIN LOT FRONTAGE	N/A	
BUILDING SETBACKS		CONTACT:
FRONT /SIDE STREET	N/A	PHONE:
SIDE	N/A	FAX:
REAR	N/A	REPORT DATE:
NOTES: AWAITING ZONING REPORT.		PZR SITE #:

PARKING NOTE:
 REGULAR PARKING SPACES= 524
 HANDICAP PARKING SPACES= 14
 TOTAL PARKING SPACES= 538

NOTES
 1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER VIRGINIA COMMONWEALTH PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83-2011, AS MEASURED ALONG THE SOUTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N67°18'08"W PER GPS COORDINATE OBSERVATIONS
 LATITUDE: 38°04'34.3700"N
 LONGITUDE: -78°28'57.7878"W
 CONVERGENCE ANGLE: -19°12'32.1135"

- 2. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED IN THE TITLE COMMITMENT SUPPLIED BY CHICAGO TITLE INSURANCE COMPANY, UNDER FILE NO. 271200121, EFFECTIVE MAY 20, 2020 AT 8:00 AM.
- 3. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
- 4. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- 5. SURVEY IS CERTIFIED FOR THIS REAL ESTATE TRANSACTION ONLY AND NOT FOR FUTURE PURCHASES OR REAL ESTATE TRANSACTIONS OTHER THAN THOSE RELATED TO SALE OR TRANSFER OF THE NOTE EITHER BY PURCHASE OR OPERATION OF LAW TO THE SUCCESSORS AND/OR ASSIGNS AS IDENTIFIED IN THE CERTIFICATION.
- 6. THE FINDINGS AND OPINIONS OF LANDCO, L.P. REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED, IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR REPRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF LANDCO, L.P. IS PROHIBITED AND WITHOUT THE EXPRESS OR IMPLIED, LANDCO, L.P. SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2020. ALL RIGHTS RESERVED.
- 7. THE DESCRIBED PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE AND IS CONTIGUOUS WITH THE ADJOINING PUBLIC RIGHT-OF-WAY AND/OR ADJOINING PARCELS WITH NO OVERLAPS, GAPS OR GORES.
- 8. THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO SEMINOLE TRAIL, ROAD BEING A PUBLICLY DEDICATED RIGHT-OF-WAY.
- 9. THE SUBJECT PROPERTY IS LOCATED AT THE INTERSECTION OF SEMINOLE TRAIL AND TWENTYNINTH PLACE COURT, SAID INTERSECTION BEING THE NEAREST INTERSECTING OF STREETS.
- 10. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON SITE.
- 11. ALL UTILITIES SHOWN HEREON ARE FROM OBSERVED ABOVE GROUND EVIDENCE AT THE TIME OF THE SURVEY.
- 12. EXCEPT AS SHOWN THE SURVEYOR IS NOT AWARE OF ANY OFFSITE EASEMENTS OR SERVITUDES AFFECTING THE SUBJECT TRACT.
- 13. THE DISTANCES SHOWN HEREON ARE GRID COMBINED SCALE FACTOR (GRID TO GROUND) = 1.000021828736
- 14. THE FOLLOWING ITEMS, IF ANY, ARE PLOTTED ON THE SURVEY TO THE EXTENT REFERENCED ON THE APPLICABLE TITLE COMMITMENT: (i) ALL PLOTTABLE AREAS DENOTED IN THE RECIPROCAL EASEMENT AGREEMENTS AND (ii) THE BOUNDARY LINES ONLY OF ALL OFFSITE APPURTENANT EASEMENTS.
- 15. PARCEL 4 IS A MULTI-PARTY AND OPERATING AGREEMENT EASEMENT AND IS BLANKET IN NATURE.

ENCROACHMENTS NOTE:
 NONE OBSERVED AT THE TIME OF SURVEY.

SURVEY CERTIFICATION:

JCPENNEY
 1639 EAST RIO ROAD
 CHARLOTTESVILLE, VA 22901

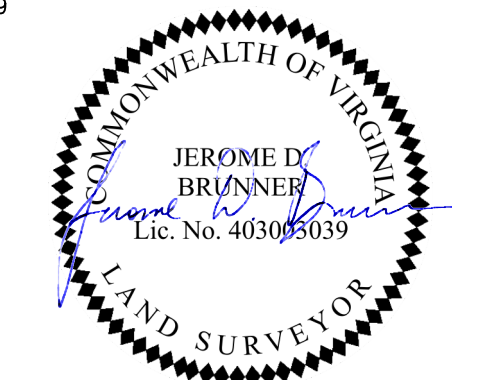
TO: SEMINOLE TRAIL ANNEX, LLC, A VIRGINIA LIMITED LIABILITY COMPANY; CHICAGO TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7A, 7B1, 7C, 8, 9, 13, 14, 16, 17, 19 AND 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 8, 2020.

JEROME D. BRUNNER
 LAND SURVEYOR NUMBER: 0403003039
 IN THE COMMONWEALTH OF VIRGINIA
 DATE OF PLAT OR MAP: 06/15/2020
 DATE OF LAST REVISION:

BLEW JOB #20-2501
 DRAWN BY: R.H.

SURVEY PREPARED BY:
 BLEW & ASSOCIATES, P.A.
 3825 N. SHILOH DRIVE
 FAYETTEVILLE, AR 72703
 479-443-4506
 SURVEY@BLEWINC.COM



ALTA/NSPS LAND TITLE SURVEY OF

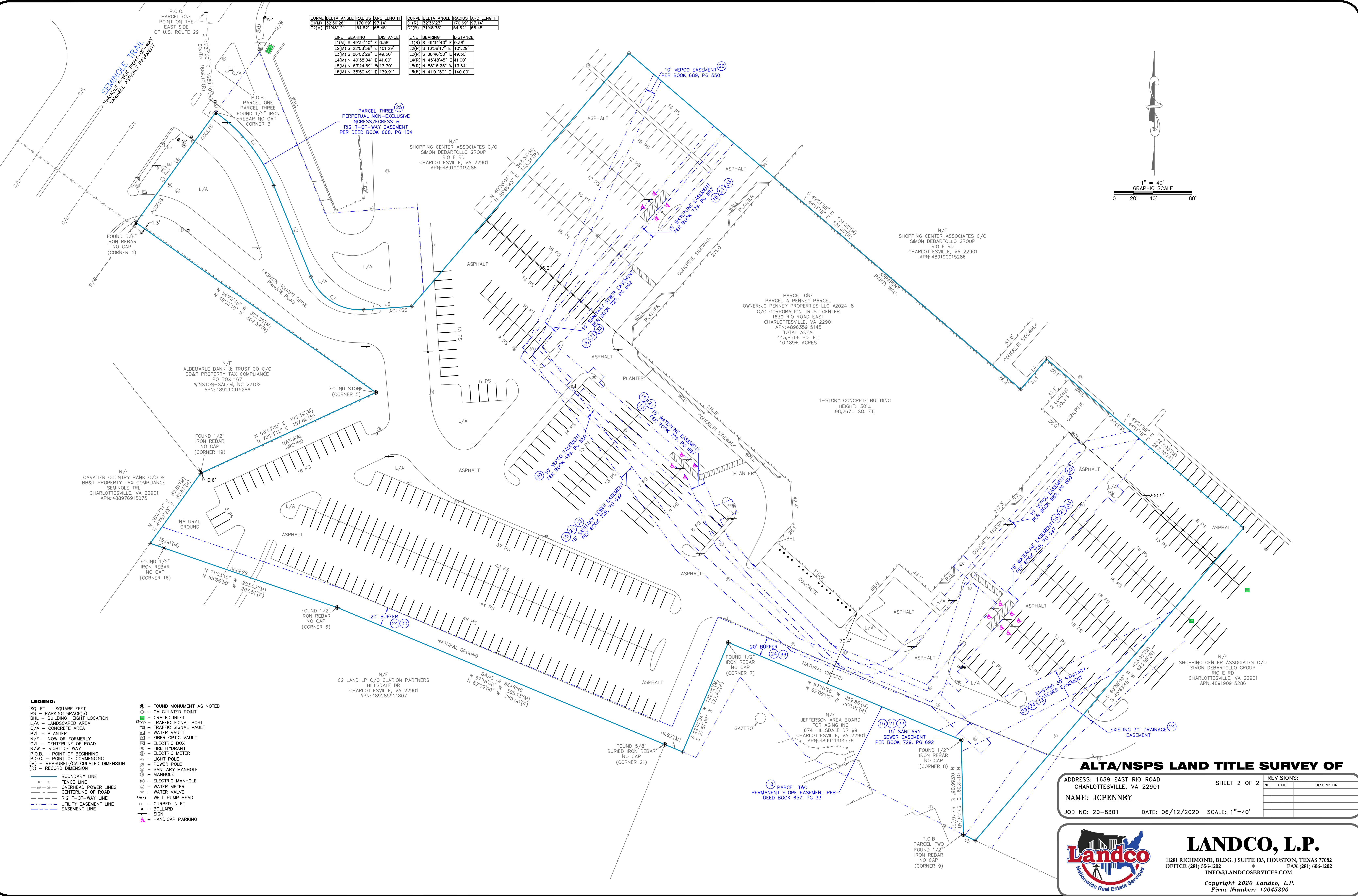
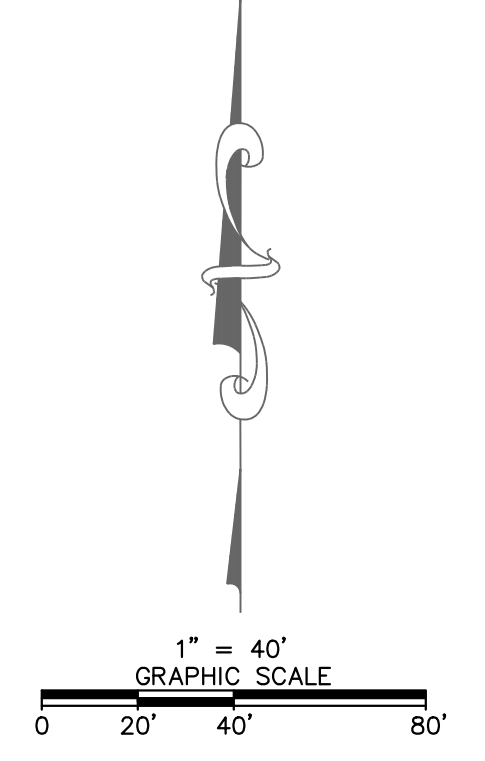
ADDRESS: 1639 EAST RIO ROAD CHARLOTTESVILLE, VA 22901	SHEET 1 OF 2	REVISIONS:
NAME: JCPENNEY		NO. DATE DESCRIPTION
JOB NO: 20-8301	DATE: 06/12/2020	SCALE: N/A



LANDCO, L.P.
 11281 RICHMOND, BLDG. J SUITE 105, HOUSTON, TEXAS 77082
 OFFICE (281) 556-1202 FAX (281) 606-1202
 INFO@LANDCOSERVICES.COM
 Copyright 2020 Landco, L.P.
 Firm Number: 10045300

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CURVE	DELTA ANGLE	RADIUS	ARC LENGTH
C1(M)	32°36'26"	170.69	97.14'	C1(R)	32°36'23"	170.69	97.14'
C2(M)	71°48'12"	54.62	68.45'	C2(R)	71°48'33"	54.62	68.45'

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1(M)	S 49°34'40" E	0.38'	L1(R)	S 49°34'40" E	0.38'
L2(M)	S 22°05'58" E	101.29'	L2(R)	S 16°58'17" E	101.29'
L3(M)	S 86°02'29" E	49.50'	L3(R)	S 88°46'50" E	49.50'
L4(M)	N 40°38'04" E	41.00'	L4(R)	N 45°48'45" E	41.00'
L5(M)	N 63°24'59" W	13.70'	L5(R)	N 58°16'25" W	13.64'
L6(M)	N 35°50'49" E	139.91'	L6(R)	N 41°01'30" E	140.00'



- LEGEND:**
- SQ. FT. - SQUARE FEET
 - PS - PARKING SPACE(S)
 - BHL - BUILDING HEIGHT LOCATION
 - L/A - LANDSCAPED AREA
 - C/A - CONCRETE AREA
 - P/L - PLANTER
 - N/F - NOW OR FORMERLY
 - C/L - CENTERLINE OF ROAD
 - R/W - RIGHT OF WAY
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCING
 - (M) - MEASURED/CALCULATED DIMENSION
 - (R) - RECORD DIMENSION
 - BOUNDARY LINE
 - - - FENCE LINE
 - OVERHEAD POWER LINES
 - CENTERLINE OF ROAD
 - - - RIGHT-OF-WAY LINE
 - - - UTILITY EASEMENT LINE
 - - - EASEMENT LINE
 - ⊙ - FOUND MONUMENT AS NOTED
 - ⊕ - CALCULATED POINT
 - ⊙ - GRATED INLET
 - ⊙ - TRAFFIC SIGNAL POST
 - ⊙ - TRAFFIC SIGNAL VAULT
 - ⊙ - WATER VAULT
 - ⊙ - FIBER OPTIC VAULT
 - ⊙ - ELECTRIC BOX
 - ⊙ - FIRE HYDRANT
 - ⊙ - ELECTRIC METER
 - ⊙ - LIGHT POLE
 - ⊙ - POWER POLE
 - ⊙ - SANITARY MANHOLE
 - ⊙ - MANHOLE
 - ⊙ - ELECTRIC MANHOLE
 - ⊙ - WATER METER
 - ⊙ - WATER VALVE
 - ⊙ - WELL PUMP HEAD
 - ⊙ - CURBED INLET
 - ⊙ - BOLLARD
 - ⊙ - SIGN
 - ⊙ - HANDICAP PARKING

ALTA/NSPS LAND TITLE SURVEY OF

ADDRESS: 1639 EAST RIO ROAD
CHARLOTTEVILLE, VA 22901

NAME: JCPENNEY

JOB NO: 20-8301 DATE: 06/12/2020 SCALE: 1"=40'

SHEET 2 OF 2

REVISIONS:		
NO.	DATE	DESCRIPTION

LANDCO, L.P.

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