

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD
C1	78°04'15"	30.00'	38.81'	24.47'	S07°17'45"E	36.67'
C2	24°10'00"	100.00'	64.33'	21.49'	N02°04'14"E	42.01'
C3	78°04'15"	30.00'	38.81'	24.47'	N07°19'30"E	36.67'
C4	27°58'00"	100.00'	64.33'	21.49'	N06°12'43"E	42.01'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S37°24'30"W

DESCRIPTION OF RESIDUE
 BEING A DIVISION OF
 UPLOD CORPORATION, N.V.
 TOWN OF CULPEPER, VIRGINIA
 EAST FAIRFAX MAGISTERIAL DISTRICT

Beginning at a nail found in an oak tree being the southwestmost corner of the tract herein described said point lying on the easterly variable width right-of-way line of Nokes Mill Road Route 667 and the northerly 105 foot right-of-way line of Norfolk Southern Railroad.

Thence departing Norfolk Southern Railroad and running with Nokes Mill Road the following courses and distances:

- N 13° 29' 07" W 283.90 feet to an iron pipe found;
- N 11° 28' 00" W 628.58 feet to a chisel mark found being a southerly corner to Tract 2B, Division of Upload Corporation N.V.;

Thence the departing Nokes Mill Road and running with Tract 2B, Tract 2A and Tract 1 the following courses and distances:

- 39.83 feet along the arc of a curve to the left, said curve having a radius of 30.00 feet, a central angle of 76° 04' 13" and a chord which bears N 72° 17' 45" W 36.97 feet to a chisel mark found;
- N 69° 40' 08" E 148.58 feet to a chisel mark found;
- 42.33 feet along the arc of a curve to the left, said curve having a radius of 100.00 feet, a central angle of 24° 15' 07" and a chord which bears N 57° 32' 34" E 42.01 feet to a chisel mark found;
- N 44° 59' 42" E 148.42 feet to a chisel mark found;
- 55.98 feet along the arc of a curve to the right, said curve having a radius of 130.00 feet, a central angle of 24° 40' 27" and a chord which bears N 57° 19' 55" E 55.55 feet to a chisel mark found;
- N 69° 40' 08" E 98.27 feet to a chisel mark found;
- N 01° 03' 29" W 61.79 feet to an iron pipe found;
- N 32° 35' 30" W 138.03 feet to an iron pipe found;
- S 57° 24' 30" W 5.00 feet to an iron pipe found;
- N 32° 35' 30" W 35.49 feet to an iron pipe found lying on the southerly variable width right-of-way line of James Madison Highway, Route 15 & 29 Business;

Thence the departing Tract 1 and running with James Madison Highway 10.01 feet along the arc of a curve to the left, said curve having a radius of 2,031.86 feet, a central angle of 00° 16' 56" and a chord which bears N 60° 10' 33" E 10.01 feet to an iron pipe found being the northwestmost corner to Lot 2, Walmart Real Estate Business Trust Division;

Thence departing James Madison Highway and running with Lot 2 the following courses and distances:

- S 32° 35' 30" E 174.45 feet to an iron pipe found;
- S 01° 03' 29" E 78.65 feet to an iron pipe found;
- S 32° 35' 30" E 583.00 feet to an iron pipe found;
- S 21° 04' 21" E 58.88 feet to an iron pipe found;
- S 32° 35' 30" E 116.60 feet to a railroad spike found;
- N 57° 24' 30" E 109.71 feet to an iron pipe found;
- N 33° 27' 03" E 154.54 feet to an iron pipe found;

Thence continuing with Lot 2 and with the same line extended passing the terminus of Ira Hoffman Lane and Part of Lot 2, Walmart Real Estate Trust Division, N 57° 24' 30" E 768.32 feet to an iron pipe found lying in the westerly line of Culpeper Farmers Cooperative, Inc.;

Thence departing Part of Lot 2 and running with Culpeper Farmers Cooperative, Inc. S 21° 21' 53" E 483.31 feet to an iron pipe found in the aforementioned right-of-way line of Norfolk Southern Railroad;

Thence departing Culpeper Farmers Cooperative, Inc. and running with Norfolk Southern Railroad, S 69° 40' 08" W 1778.93 feet to the point of beginning and containing 978,488 square feet or 22,463.01 acres of land, more or less.

And being PARCEL 1 referenced in the Title Commitment as follows:

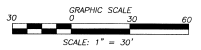
22.46301 acres, more or less, set forth as "Residue" on the plat entitled "Plat showing land division on Tract 2, being a division of the property of Upload Corporation N.V., East Fairfax Magisterial District, Town of Culpeper, Virginia," by Edwin J. Dodd, Jr. dated January 20, 2006, revised January 13, 2006 recorded as Instrument Number 060001603 (Plat Folder 1, Page 113) among the land records of Culpeper County, Virginia.

Less and except therefrom the buildings and improvements constructed pursuant to that certain unrecorded Lease by and between Continental 181 Fund LLC and Kohle's, Inc. dated January 20, 2006, recorded as Instrument Number 060001603 (Plat Folder 1, Page 113) among the land records of Culpeper County, Virginia.

Together with that certain non-exclusive Easement for ingress and egress as set forth in that certain Deed recorded in Deed Book 501 at Page 304, and recorded in Deed Book 503 at Page 246.

Legal description updated to reflect the current adjoining subdivision references.

- LEGEND:
- CMK - DENOTES CHISEL MARK SET
 - IRP - DENOTES IRON PIPE SET
 - CO - DENOTES CLEAFOOT
 - MH - DENOTES MANHOLE
 - TP - DENOTES TELEPHONE PEDESTAL
 - OW - DENOTES OIL WIRE
 - JP - DENOTES JUMP POLE
 - LP - DENOTES LIGHT POLE
 - FH - DENOTES FIRE HYDRANT
 - WV - DENOTES WATER VALVE
 - WS - DENOTES SIGN
 - S/W - DENOTES SIDEWALK
 - OW - DENOTES OIL WALK
 - ERL - DENOTES EAST ROUND LANE
 - STM - DENOTES STORM STRUCTURE
 - HC - DENOTES HANDICAPPED
 - BR - DENOTES BUILDING RESTRICTION LINE
 - OHT - DENOTES OVERHEAD TELEPHONE LINE
 - UGU - DENOTES UNDERGROUND UTILITY MARKED
 - UGU - DENOTES UNDERGROUND UTILITY UNMARKED
 - ES - DENOTES UNDERGROUND WATER LINE
 - SS - DENOTES UNDERGROUND SANITARY SEWER LINE
 - JCV - DENOTES SPRINKLER CONTROL BOX
 - RD - DENOTES ROOF DRAIN
 - EM - DENOTES ELECTRIC METER
 - ET - DENOTES ELECTRIC TRANSFORMER
 - Q - DENOTES WALL LIGHT



NOTES (CONTINUED)

9. BENEFITING THE RESIDUE SHOWN HEREON IS AN INGRESS/EGRESS AND UTILITY EASEMENT ACROSS LOT 2, WALMART REAL ESTATE BUSINESS TRUST DIVISION (FORMERLY TRACT 1) AS RECORDED IN DEED BOOK 501 AT PAGE 304 AND RE-RECORDED IN DEED BOOK 503 AT PAGE 246. INCLUDED THEREWITH IS THE RIGHT TO BUILD A SECTION OF ROAD 30 FEET IN WIDTH FROM SAID EASEMENT TO RESIDUE (SUBJECT PARCEL AND FORMERLY TRACT 2).
10. RESIDUE WAS CREATED IN PLAT FOLDER 1 AT PAGE 113.
11. NO EVIDENCE OBSERVED OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
12. THE CURRENT ZONING FOR THE PROPERTY SHOWN HEREIN IS M2-INDUSTRIAL DISTRICT AND THE BUILDING SETBACKS AS SET FORTH IN THE TOWN OF CULPEPER ZONING ORDINANCES ARE AS FOLLOWS:
 FRONT YARD: 35 FEET FROM ALL STREET RIGHT-OF-WAY LINES.
 SIDE YARD: 6 FEET WITH WINDOWS, 0 WITHOUT; EXCEPT 30 FEET WHERE ABUTS "H" DISTRICT.
 REAR YARD: 10 FEET, EXCEPT 30 FEET WHERE ABUTS "H" DISTRICT.
 MAXIMUM AND REAR YARD SETBACKS ARE FOR COMMERCIAL APPLICATIONS; INDUSTRIAL APPLICATIONS WILL BE DIFFERENT.
 MINIMUM BUILDING HEIGHT ACCORDING TO REA (INSTR. NO. 060005887) IS 30 FEET ABOVE FINISHED FLOOR ELEVATION.
13. THE PROPERTY HAS DIRECT ACCESS TO HALLES MILL ROAD ROUTE 667 AND INDIRECT ACCESS TO JAMES MADISON HIGHWAY ROUTE 15 & 29 (BUS.) THROUGH LOT 2, WALMART REAL ESTATE BUSINESS TRUST DIVISION (FORMERLY TRACT 1) AS RECORDED IN DEED BOOK 501 AT PAGE 304 AND RE-RECORDED IN DEED BOOK 503 AT PAGE 246 (EXCEPTION #4).
14. THIS PLAT HAS BEEN PREPARED FROM SURVEY MEASUREMENTS THAT DO NOT EXCEED THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION AS SET FORTH IN SECTION 3.1.E.V. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ASPS LAND TITLE SURVEYS.

PARKING TABULATION (ACCORDING TO APPROVED SITE PLAN)

RETAIL DESCRIP.	BLDG. AREA	PARKING REQ.	PARKING PROVIDED
RETAIL A - KOHL'S (4 SPACES/PER 1000 OF BLDG. AREA)	68,902	276	
RETAIL B - RETAIL (4 SPACES/PER 1000 OF BLDG. AREA)	23,179	93	524 STANDARD PARKING SPACES
RETAIL C - BUFFALO WILD WINGS RESTAURANT (8 SPACES/PER 1000 OF BLDG. AREA)	4,722	19	14 HANDICAP PARKING SPACES
TOTAL	96,803	388	538

PARKING TABULATION (ACCORDING TO RECIPROCAL EASEMENT AND AGREEMENT)

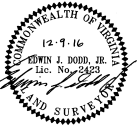
RETAIL DESCRIP.	BLDG. AREA	PARKING REQ.	PARKING PROVIDED
RETAIL A - KOHL'S (4 3/4 SPACES/PER 1,000 OF BLDG. AREA)	68,902	327	
RETAIL B - RETAIL (4 3/4 SPACES/PER 1,000 OF BLDG. AREA)	23,179	110	524 STANDARD PARKING SPACES
RETAIL C - BUFFALO WILD WINGS RESTAURANT (8 SPACES/PER 1,000 OF BLDG. AREA)	4,722	38	14 HANDICAP PARKING SPACES
TOTAL	96,803	475	538

NOTE: ABOVE REQUIREMENTS SET FORTH ARTICLE VI, PART E IN THE RECIPROCAL EASEMENT AND AGREEMENT RECORDED AT INSTR. NO. 060001862 AND RE-RECORDED AT INSTR. NO. 060005887.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, VA EQUITIES LLC, ISLAND ABSTRACT INC. AND TITLE #NAC15-242;

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/ASPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ASPRS, AND INCLUDES ITEMS 1-4, 6(a), 7(a), 7(b)(1), 7(c), 8, 8, 11, 13, 14, 16, 17, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2016.



PROPERTY ADDRESS:
 CULPEPER MARKET PLACE
 #763-#791 HALLES MILL ROAD
 CULPEPER, VA, 22701

NOTES

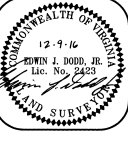
1. THE PROPERTY SHOWN HEREON IS LOCATED ON TAX ASSESSMENT MAP NUMBER 41, PARCEL 789 AND IS NOW IN THE NAME OF CULPEPER MARKETPLACE ASSOCIATES, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AS RECORDED AT INSTR. NO. 120000886 AMONG THE RECORDS OF CULPEPER COUNTY, VIRGINIA.
2. A TITLE REPORT WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 063107033, COMMITMENT DATE: NOVEMBER 8, 2016 AT 8:00AM.
3. THE EXISTENCE OF VEGETATED OR TIDAL WETLANDS, WATERS OF THE U.S. AND/OR HAZARDOUS WASTES HAS BEEN NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
4. MISS UTILITY OF VIRGINIA HAS NOTIFIED THAT A SURVEY OF THE PROPERTY WAS BEING CONDUCTED. SUBSURFACE UTILITIES SHOWN ON THIS SURVEY ARE APPROXIMATE AND BASED ON SURFACE APPURTENANCES AND DRAWINGS AND REFERENCES TO PLANS PREPARED BY NATIONAL SURVEY AND ENGINEERING ENTITLED "KOHLE'S DEPARTMENT STORE", DATED 12-01-05.
5. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED IN FLOOD ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DETERMINED BY REFERENCE TO FIRM COMMUNITY - PANEL NO. 516400026B, EFFECTIVE JUNE 18, 2007, AS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. THE PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS WHICH ARE SHOWN HEREON:
 - a. EASEMENT FOR INGRESS/EGRESS, UTILITIES AND STORM WATER MANAGEMENT AS RECORDED IN DEED BOOK 501 AT PAGE 304 & RE-RECORDED IN DEED BOOK 503 AT PAGE 246.
 - b. EASEMENT TO THE TOWN OF CULPEPER FOR ELECTRIC LINES AS RECORDED IN DEED BOOK 515 AT PAGE 184 AND DEED BOOK 544 AT PAGE 362.
 - c. EASEMENT TO DOMINION VIRGINIA POWER AS RECORDED IN DEED BOOK 129 AT PAGE 438.
 - d. EASEMENT TO VIRGINIA GAS DISTRIBUTION CORPORATION AS RECORDED IN DEED BOOK 160 AT PAGE 401.
 - e. EASEMENTS TO THE TOWN OF CULPEPER FOR WATER AND SEWER AS RECORDED IN DEED BOOK 160 AT PAGE 407 AND RE-RECORDED IN DEED BOOK 162 AT PAGE 465.
 - f. EASEMENT TO COLUMBIA GAS OF VIRGINIA AS RECORDED AT INSTR. NO. 060004558.
 - g. RECIPROCAL EASEMENT AND OPERATING AGREEMENT AS RECORDED AT INSTR. NO. 06001862 AND AS RE-RECORDED AT INSTR. NO. 060005887.
 - h. CROSS ACCESS EASEMENT AGREEMENT AS RECORDED AT INSTR. NO. 100004883 AS AFFECTED BY CONSENT OF LENDER TO REA AND SUBORDINATION OF DEED OF TRUST TO REA AS RECORDED AT INSTR. NO. 100004883 AS AMENDED AT INSTR. NO. 110005843.
7. THE PROPERTY IS SUBJECT TO THE FOLLOWING NON-FLIGHTABLE EASEMENTS DUE TO AMBIGUITIES IN THE DESCRIPTION OF THE BLANKET NATURE OF THE DOCS/ATS:
 - a. EASEMENT TO DOMINION VIRGINIA POWER AS RECORDED IN DEED BOOK 194 AT PAGE 226.
 - b. EASEMENT TO AT&T AS RECORDED IN DEED BOOK 116 AT PAGE 151.
 - c. EASEMENT TO NORTHERN PIEDMONT ELECTRIC COOPERATIVE AS RECORDED IN DEED BOOK 234 AT PAGE 216.
 - d. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND NOTES AS SET FORTH ON THE PLAT, RECORDED AT INSTR. NO. 060001603 (PLAT FOLDER 1 AT PAGE 113).
 - e. TERMS, CONDITIONS, COVENANTS, EASEMENTS, LIMITATIONS, RESERVATIONS AND PROVISIONS CONTAINED WITHIN THAT CERTAIN UNRECORDED LEASE BY AND BETWEEN CONTINENTAL 181 FUND LLC AND KOHL'S, DATED DECEMBER 15, 2005.
 - f. WATER RIGHTS, CLAIMS OR TITLE TO WATER AND RIGHTS OF OTHERS IN AND TO THE USE AND UNINTERRUPTED FLOW OF THE CREEK ON THE INSURED PREMISES.
 - g. PROPERTY IS BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY LINE OF THE NORFOLK SOUTHERN RAILROAD. RIGHTS OF THOSE SERVING THE RAILROAD SIDING LOCATED ADJACENT TO THE LAND AND ALSO RIGHTS OF OTHERS THEREON ENTITLED IN AND TO THE USE THEREOF.
 8. THE FOLLOWING EXCEPTIONS LISTED IN THE ABOVE REFERENCE TITLE COMMITMENT DO NOT AFFECT THE SUBJECT PROPERTY:
 - a. EXCEPTION #15
 - b. TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND NOTES AS SET FORTH ON THE PLAT, RECORDED IN PLAT FOLDER 3 AT PAGE 200; AS CORRECTED IN PLAT FOLDER 3 AT PAGE 308.

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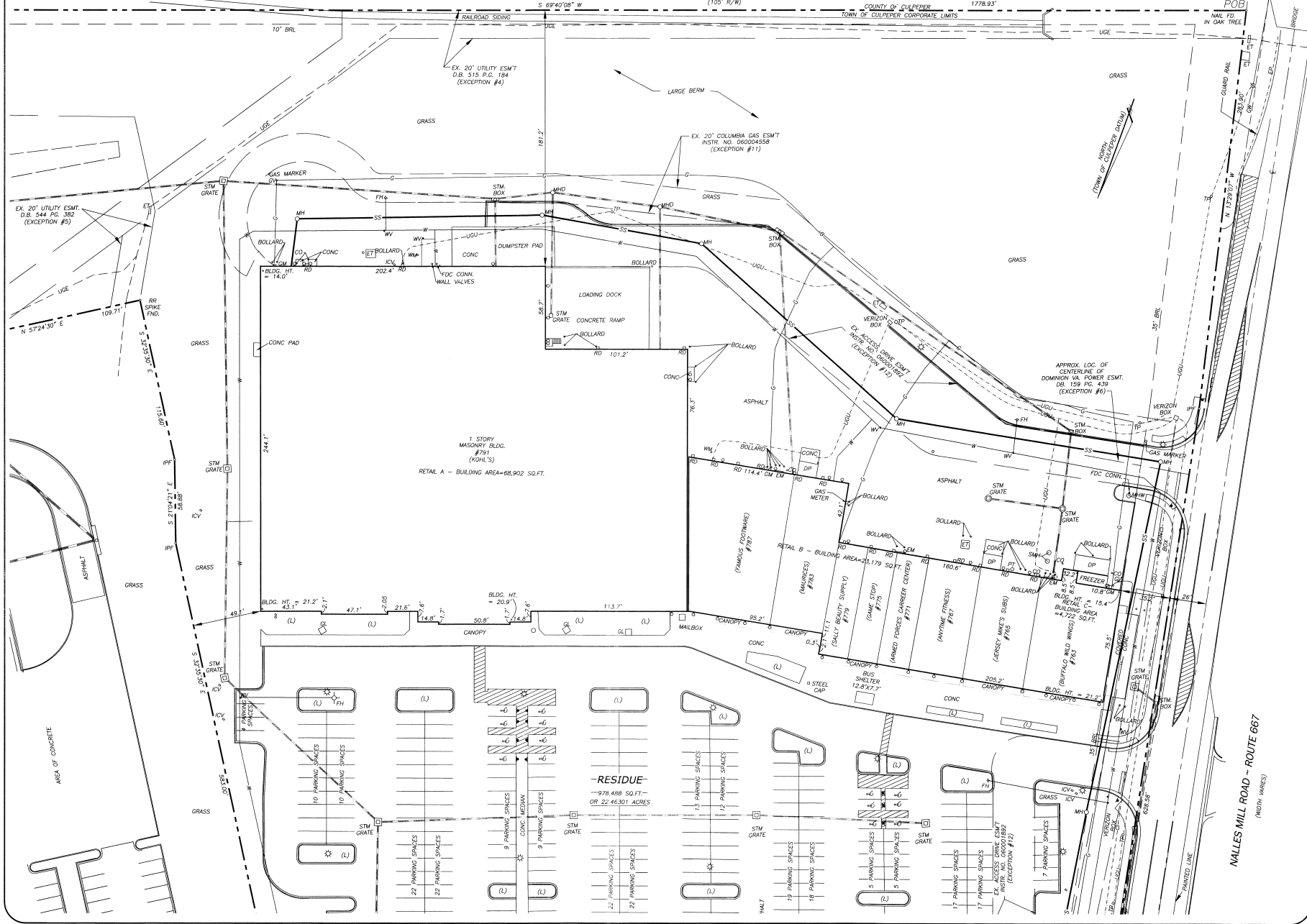
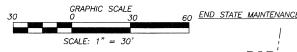
FLAT SHOWING
 ALTA/ASPS LAND TITLE SURVEY
 RESIDUE
 CONTINENTAL 181 FUND LLC
 BEING A DIVISION OF TRACT 2
 UPLOD CORPORATION N.V.
 EAST FAIRFAX MAGISTERIAL DISTRICT
 TOWN OF CULPEPER, VIRGINIA



REVISION BLOCK	
REVISION	DATE

DRAWN BY: JGR CHECKED: EJD
 DATE: 11-16-16
 SCALE: 1" = 30'
 PROJECT NO. 02097-05
 SHEET 1 OF 4

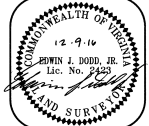
NORFOLK SOUTHERN RAILROAD



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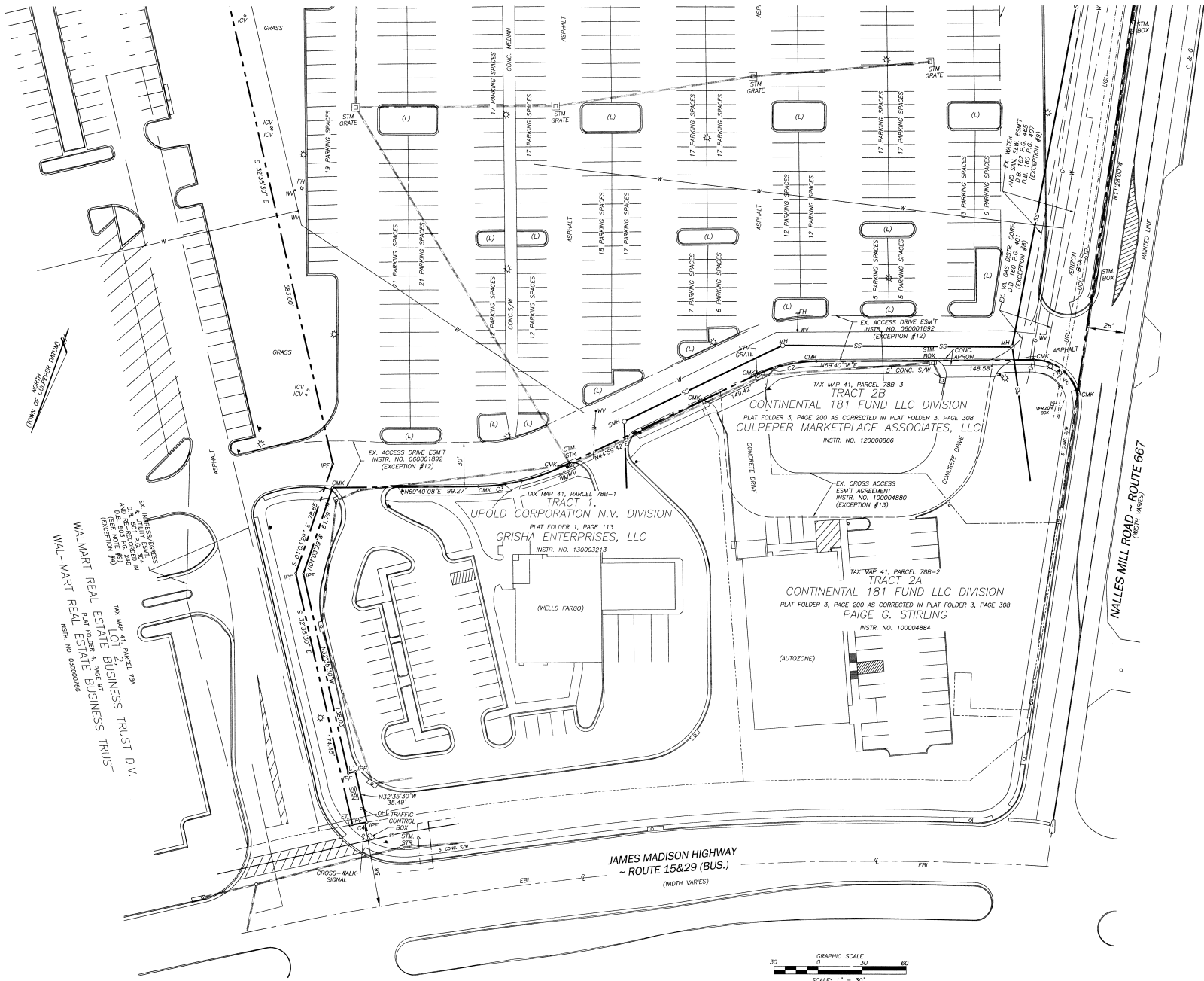
PLAT SHOWING
ALTA/NSPS LAND TITLE SURVEY
ON
RESIDUE
CONTINENTAL 181 FUND LLC
BEING A DIVISION OF TRACT 2
UPOLD CORPORATION N.V.
EAST HANFAX MAGISTERIAL DISTRICT
TOWN OF CLATSOP, OREGON



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REVISION	DATE

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SHEET 2 OF 4

MALLES MILL ROAD - ROUTE 667
(NORTH WARRIES)



TOWN OF NORTH
CULPEPER DRIVE

TAX MAP 41, PARCEL 78A
LATE BUSINESS TRUST DIV.
WALMART REAL ESTATE BUSINESS TRUST
PLAT FOLDER 4, PAGE 31
INSTR. NO. 02000786

EX. ACCESS DRIVE ESMT
INSTR. NO. 06001892
(EXCEPTION #1)

EX. ACCESS DRIVE ESMT
INSTR. NO. 06001892
(EXCEPTION #12)

TAX MAP 41, PARCEL 78B-1
TRACT 1
UPOLD CORPORATION N.V. DIVISION
GRISHA ENTERPRISES, LLC
PLAT FOLDER 1, PAGE 113
INSTR. NO. 130003213

(WELLS FARGO)

TAX MAP 41, PARCEL 78B-3
TRACT 2B
CONTINENTAL 181 FUND LLC DIVISION
PLAT FOLDER 3, PAGE 200 AS CORRECTED IN PLAT FOLDER 3, PAGE 308
CULPEPER MARKETPLACE ASSOCIATES, LLC
INSTR. NO. 120000866

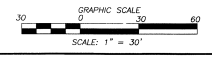
EX. CROSS ACCESS
ESMT AGREEMENT
INSTR. NO. 100004880
(EXCEPTION #13)

TAX MAP 41, PARCEL 78B-2
TRACT 2A
CONTINENTAL 181 FUND LLC DIVISION
PLAT FOLDER 3, PAGE 200 AS CORRECTED IN PLAT FOLDER 3, PAGE 308
PAIGE G. STIRLING
INSTR. NO. 100004884

(AUTOZONE)

JAMES MADISON HIGHWAY
~ ROUTE 15&29 (BUS.)
(WIDTH VARIES)

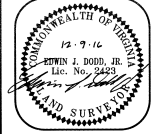
NALLES MILL ROAD ~ ROUTE 667
(WIDTH VARIES)



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PLAT SHOWING
ALTA MERS LAND TITLE SURVEY
RESIDUE
CONTINENTAL 181 FUND LLC
BEING DIVISION OF TRACT 2
UPOLD CORPORATION N.V.
EAST PARKWAY MANAGERIAL DISTRICT
TOWN OF CULPEPER, VIRGINIA



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SHEET 3 OF 4

TAX MAP NO. 41, PARCEL 78A
CULPEPER FARMERS COOPERATIVE, INC.

COUNTY OF CULPEPER
TOWN OF CULPEPER CORPORATE LIMITS

S 2121'53" E

483.31'

N 6,858,103.52
E 11,634,425.36

NORFOLK SOUTHERN RAILROAD

(105' R/W)

S 69°40'08" W

WIRE FENCE

1778.93'

10' BRL

WOODED AREA

WOODED AREA

GRASS

GRASS

GRASS

GRASS

CREEK

RP--RAP

CONC. V-DITCH

RP--RAP

EX. 20' UTILITY ESMT.
D.B. 515 PG. 184
(EXCEPTION #5)

EX. STORM WATER
MANAGEMENT ESMT.
D.B. 501 PG. 304 &
RE-RECORDED IN
D.B. 503 PG. 246
(EXCEPTION #4)

HEAD WALL
CONCRETE FENCE

GRASS

ASPHALT

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

CONC. RD

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CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

EX. BUILDING (WAL-MART)

FACE OF BUILDING

LOADING DOCK

ASPHALT

IRA HOFFMAN LANE

LOT 2, WALMART REAL ESTATE BUSINESS TRUST DIVISION

PART OF REAL ESTATE BUSINESS TRUST DIVISION

PLAT FOLDER 4, PAGE 97

HEAD WALL

CONCRETE FENCE

TAX MAP NO. 41, PARCEL 78A

5.11 PARCEL 78A

HEAD WALL

CONCRETE FENCE

ASPHALT

CONC. RD

RD

CONC. RD

RD

CONC. RD

RD

TAX MAP 41, PARCEL 78A

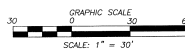
LOT 2,

WALMART REAL ESTATE BUSINESS TRUST DIV.

PLAT FOLDER 4, PAGE 97

WAL-MART REAL ESTATE BUSINESS TRUST

INSTR. NO. 030009766



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PLAT SHOWING
ALTA'S LAND AND TITLE SURVEY
ON

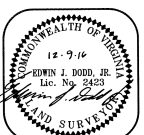
RESIDUE

CONTINENTAL 181 FUND LLC

BEING A DIVISION OF TRACT 2

UPOLO CORPORATION N.V.

EAST PINEBAK INDUSTRIAL DISTRICT
TOWN OF CULPEPER, VIRGINIA



REVISION BLOCK	
REVISION	DATE

DRAWN BY: JGC CHECKED: EJD
DATE: 11-16-16
SCALE: 1" = 30'
PROJECT NO. 02097-05
SHEET 4 OF 4