

## SCHEDULE A

All of those lots or parcels of land located in the City of Fredericksburg, Virginia, and more particularly described as follows:

All that certain lot, piece or parcel of real estate, with all right and privileges thereto appurtenant, and or buildings or improvements thereon situate, lying and being, in the City of Fredericksburg, Virginia, known and shown as Parcel B on the northerly edge of U.S. Alternate Route 1 (Jefferson Davis Highway, now known as Emancipation Highway) containing 36,905 square feet, more or less, on that certain plat of survey by H. Aubrey Hawkins, CLS, dated July 31, 1997, recorded in Plat Book 9, page 106. Said real estate is more particularly described as follows:

BEGINNING at a point on the eastern line of Wallace Street which point is distant thereon in a northerly direction 110.78 feet from its intersection with the northern line of Wellford Street; thence along the south-eastern line of Wallace Street, N.  $45^{\circ} 06' 00''$  E. 224.22 feet to an iron pipe found; thence S.  $44^{\circ} 54' 00''$  E. 147.30 feet to a nail found on the western line of U.S. Alternate Route 1; thence along such line S.  $33^{\circ} 24' 00''$  W. 214.45 feet to a nail found; thence N.  $44^{\circ} 54' 00''$  W. 89.40 feet to iron rod set; thence S.  $38^{\circ} 16' 00''$  W. 13.04 feet to a point; thence N.  $45^{\circ} 51' 43''$  W. 75.90 feet to a point; thence N.  $44^{\circ} 47' 03''$  W. 24.10 feet to the point of beginning.