

NOTES CORRESPONDING TO SCHEDULE B-SECTION 2

- THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 2 OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 831602246, EFFECTIVE DATE OF AUGUST 31, 2016 AT 9:00 A.M. WAS REVIEWED AND ADDRESSED AS FOLLOWS AS TO THEIR CONNECTION WITH THE PROPERTY SHOWN HEREON AND AS DESCRIBED IN SCHEDULE A OF SAID COMMITMENT:
- EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK D-12, PAGE 585. RESPONSE: THE LOCATION OF SAID EXCEPTION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - EASEMENT GRANTED TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK U-12, PAGE 208. RESPONSE: THE LOCATION OF SAID EXCEPTION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 2488, PAGE 262. RESPONSE: APPROXIMATE LOCATION OF SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 3441, PAGE 469. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 4037, PAGE 520. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 4037, PAGE 520. RESPONSE: APPROXIMATE LOCATION OF SAID EXCEPTION IS SHOWN HEREON.
 - SEVEN FOOT (7') EASEMENT FOR PUBLIC STREET PURPOSES AS SET FORTH IN AND AS SHOWN ON PLATS ATTACHED TO DEEDS OF DEDICATION RECORDED IN DEED BOOK 3503, PAGE 440 AND DEED BOOK 3578, PAGE 613. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, RECORDED IN DEED BOOK 6359, PAGE 1086 AS CORRECTED AND RE-RECORDED IN DEED BOOK 6994, PAGE 994, AS AFFECTED BY VACATION IN DEED OF EASEMENT AND VACATION RECORDED IN DEED BOOK 16133, PAGE 183. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - DEED OF EASEMENT: ZP NO. 125, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, WILLIAM F. SIERS, TRUSTEE, ETC. TO THE FAIRFAX COUNTY WATER AUTHORITY, DATED MARCH 27, 2003, RECORDED APRIL 4, 2003 IN DEED BOOK 14224, PAGE 888. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENTS AS CONTAINED IN THE DEED OF DEDICATION BY AND BETWEEN ZP NO. 125, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, DATED OCTOBER 10, 2005, RECORDED NOVEMBER 6, 2005 IN DEED BOOK 15365, PAGE 1319, AS AFFECTED BY VACATION IN DEED OF EASEMENT AND VACATION RECORDED IN DEED BOOK 16133, PAGE 183. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENTS AS CONTAINED IN DEED OF DEDICATION DATED MARCH 19, 2004, RECORDED MAY 17, 2004 IN DEED BOOK 16048, PAGE 1554. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENTS AS CONTAINED IN DEED OF EASEMENT AND VACATION, DATED JANUARY 6, 2004, RECORDED JUNE 7, 2004 IN DEED BOOK 16133, PAGE 183. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - STORMWATER MANAGEMENT AGREEMENT, DATED JUNE 14, 2004, RECORDED JULY 14, 2004 IN DEED BOOK 16275, PAGE 2166. RESPONSE: SAID EXCEPTION IS BLANKET.
 - STORMWATER MANAGEMENT AGREEMENT, DATED JUNE 14, 2004, RECORDED JULY 14, 2004 IN DEED BOOK 16275, PAGE 2171. RESPONSE: SAID EXCEPTION IS BLANKET.
 - TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN DEED OF SUBDIVISION, DATED JANUARY 22, 2005, RECORDED IN DEED BOOK 17431, PAGE 585. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - DEED OF EASEMENT BY AND BETWEEN ZP NO. 125, LLC AND THE FAIRFAX COUNTY WATER AUTHORITY, DATED JANUARY 6, 2004, RECORDED JANUARY 30, 2004 IN DEED BOOK 15600, PAGE 208. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - EASEMENT: ZP NO. 125, LLC GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JUNE 28, 2005, RECORDED SEPTEMBER 28, 2005, IN DEED BOOK 17740, PAGE 1349. RESPONSE: SAID EXCEPTION IS SHOWN HEREON.
 - STORMWATER MANAGEMENT AGREEMENT, DATED JUNE 14, 2004, RECORDED JULY 14, 2004 IN DEED BOOK 16275, PAGE 2172. RESPONSE: SAID EXCEPTION IS BLANKET.
 - DECLARATION OF EASEMENTS RECORDED JANUARY 6, 2006 IN DEED BOOK 18960 AT PAGE 267, CORRECTED IN DEED BOOK 19106 AT PAGE 1196. RESPONSE: SAID EXCEPTION IS BLANKET.
 - TERMS, DUTIES, CONDITIONS, OBLIGATIONS, AND/OR PROVISIONS OF DEED OF LEASE BETWEEN SUN LIFE ASSURANCE COMPANY OF CANADA, A CANADIAN CORPORATION ("LESSOR"), AND VIRGINIA ALCOHOLIC BEVERAGE CONTROL BOARD ("LESSEE"), DATED JUNE 24, 2012 AND RECORDED NOVEMBER 6, 2012 IN DEED BOOK 22677 AT PAGE 367. RESPONSE: SAID EXCEPTION IS BLANKET.

LEGAL DESCRIPTION

BEING ALL OF PARCEL TWO AS SHOWN ON THAT CERTAIN "PLAT SHOWING SUBDIVISION OF MOUNT VERNON SQUARE SHOPPING CENTER" DATED NOVEMBER 4, 2004 AND ATTACHED TO THE DEED OF SUBDIVISION DATED JANUARY 25, 2005 AND RECORDED AT BOOK 17431, PAGE 585 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

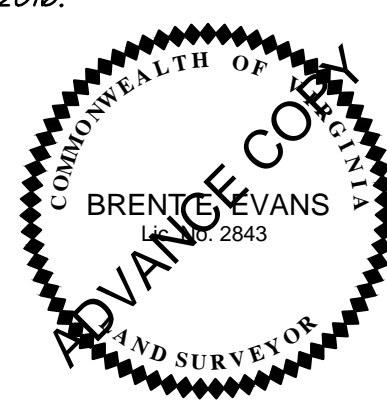
BEING THE SAME REAL ESTATE CONVEYED TO SUN LIFE ASSURANCE COMPANY OF CANADA, BY DEED FROM ZP NO. 125, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 1, 2006, RECORDED DECEMBER 6, 2006, IN THE CLERK'S OFFICE, CIRCUIT COURT, FAIRFAX COUNTY, VIRGINIA, IN DEED BOOK 18960, PAGE 291.

SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, SARAGA/LIPSHY, PL.

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, 6(A), 7(A), 7(B), 7(C), 8, 9, 13, 14 AND 16 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON SEPTEMBER 13th, 2016.



GENERAL NOTES

- THE PROPERTY SHOWN HEREON IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS MAP #0924 01 00942 AND IS ZONED C-6 (COMMERCIAL RETAIL).
- THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF SUN LIFE ASSURANCE COMPANY OF CANADA BY INSTRUMENT RECORDED IN DEED BOOK 18960, PAGE 291, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WAS FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM ON 09/13/16.
- HORIZONTAL DATUM SHOWN HEREON IS RECORD NORTH AS SHOWN IN DEED BOOK 17431, PAGE 585, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- NO CERTIFICATION IS MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- NO GEOTECHNICAL, SUBSURFACE, FIELD REVIEWS, RESEARCH, AGENCY OR GOVERNMENTAL RECORD REVIEWS, OR OTHER INVESTIGATIONS HAVE BEEN MADE FOR THE PURPOSE OF LOCATING, OR DETERMINING THE EXISTENCE OF WETLANDS, HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF CHRISTOPHER CONSULTANTS, LTD SERVICES FOR THE PROJECT AS SHOWN HEREON.
- ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
- THERE ARE A TOTAL OF 311 STRIPED PARKING SPACES INCLUDING 10 HANDICAP PARKING SPACES CONTAINED WITHIN THE SUBJECT PROPERTY.
- AS TO TABLE A ITEM 16 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS: THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

FLOOD ZONE NOTE

THE PROPERTY SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 51054C0315E, REVISED ON 09/17/2010.

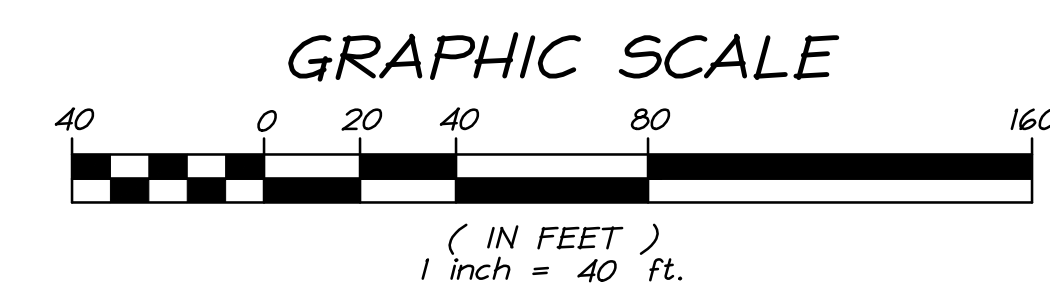
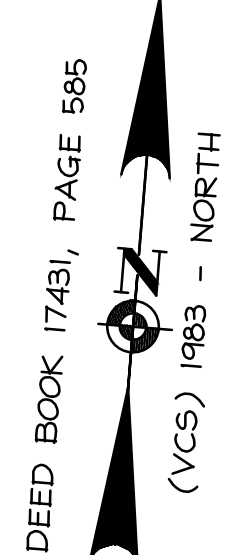
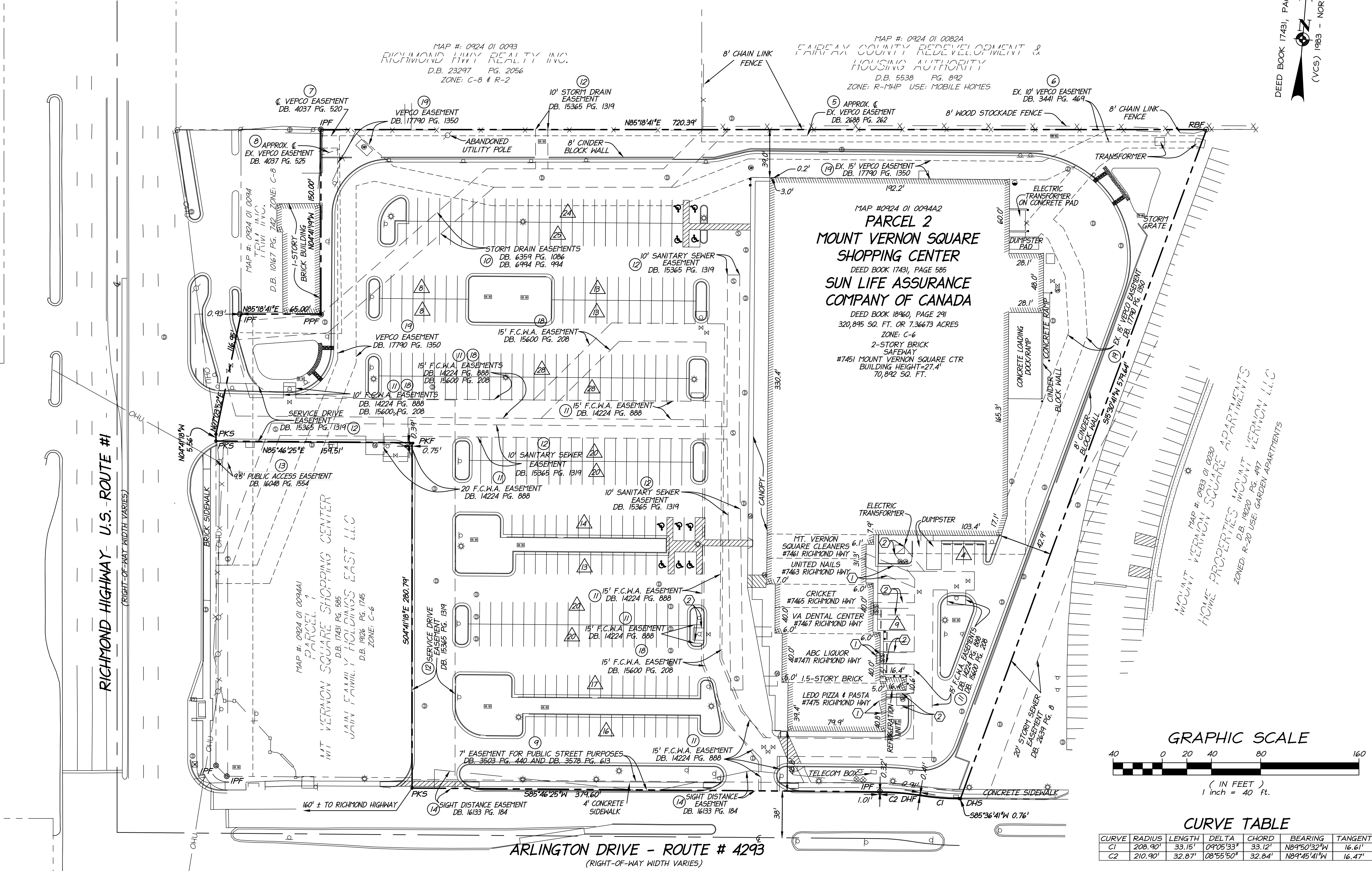
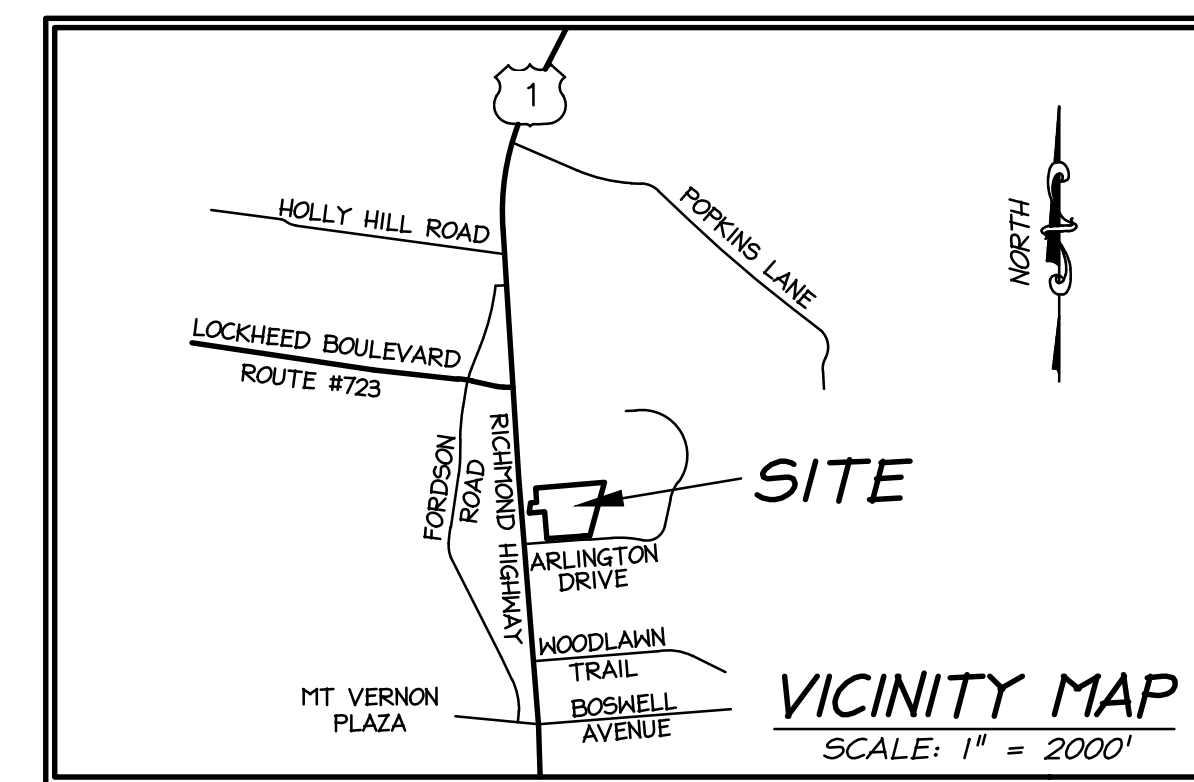
BY GRAPHICALLY DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:
 • ZONE "X". AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.

A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

- Utilities - Storm: STORM DRAIN MANHOLE, STORM DRAIN INLET
- Utilities - Sanitary: SANITARY MANHOLE, SANITARY CLEANOUT
- Utilities - Electric: UTILITY POLE, ELECTRIC MANHOLE, LIGHT POLE
- Utilities - Water: WATER VALVE, FIRE HYDRANT, WATER METER
- Utilities - Communication: TELEPHONE PEDESTAL, CATV PEDESTAL
- Misc. Structures: BOLLARD, SIGN, HANDICAP PARKING SPACE, NUMBER OF PARKING SPACES
- Linetypes: X (FENCE), -X- (OVERHEAD UTILITY LINE)
- Abbreviations: IFF (IRON PIPE FOUND), IPS (IRON PIPE SET), DHF (DRILL HOLE FOUND), DHS (DRILL HOLE SET), PKF (PK NAIL FOUND), PKS (PK NAIL SET), PPF (PINCHED PIPE FOUND), RBF (REBAR FOUND)

- ① 10' F.C.W.A. EASEMENT DB. 14224 PG. 888
- ② 10' F.C.W.A. EASEMENT DB. 15600 PG. 208



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING	TANGENT
C1	208.30'	33.15'	09°05'33"	33.12'	N89°50'32"W	16.61'
C2	210.90'	32.87'	08°55'50"	32.84'	N89°44'41"W	16.47'

Rev#	DATE	REVISION

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2016 ALTA/NSPS LAND TITLE SURVEY
PARCEL 2
MOUNT VERNON SQUARE SHOPPING CENTER
 (DEED BOOK 17431, PAGE 585)
SUN LIFE ASSURANCE COMPANY OF CANADA
 (DEED BOOK 18960, PAGE 291)
 MOUNT VERNON DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROJECT: 8706.022.00
 SCALE: 1" = 40'
 DATE: 09/20/16
 DRAWN: PGS/WEB
 CHECKED: BEE
 SHEET NO. 1 OF 1