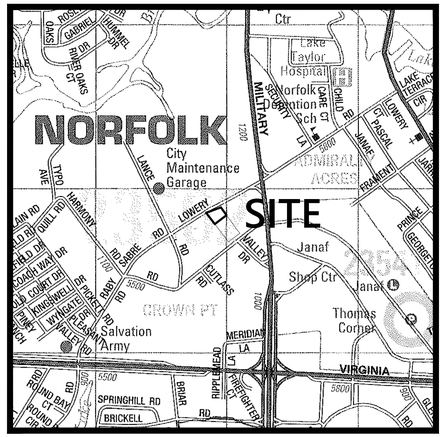


COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 20907171
VICINITY MAP: 1" = 1000'

Legal Description

ALL THAT CERTAIN LOT, PIECE OF PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO BELONGING, LYING AND BEING IN THE CITY OF NORFOLK, VIRGINIA, DESIGNATED AS PARCEL "G-2", ON THAT CERTAIN PLAT OF SURVEY ENTITLED, "SUBDIVISION PLAT OF PARCEL G, SUBDIVISION OF PART OF PROPERTY OF ALFRED C. ABIOUNESS & ASSOC." PREPARED BY WARD M. HOMES, LAND SURVEYOR, P.C. DATED SEPTEMBER 6, 2005 (THE "SUBDIVISION PLAT"), AND RECORDED IN MAP BOOK 59, PAGE 27 A, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN AN ELECTRIC TRANSFORMER, SAID POINT BEING DISTANT 313.5', ALONG ATHAE WEST LINE OF PARCEL G-1 AS SHOWN ON THE SUBDIVISION PLAT, ALONG A BEARING OF N 40 DEGREES 06' 48" W FROM A STEEL PIN LOCATED ON THE NORTH LINE OF RABY ROAD AT THE SOUTHWEST CORNER OF SAID PARCEL G-1; THENCE, ALONG THE WEST LINE OF PARCEL G-2 AS SHOWN ON THE SUBDIVISION PLAT, A DISTANCE OF 199.54', A BEARING OF N 40 DEGREES 06' 48" W TO A STEEL PIN AT THE NORTHWEST CORNER SAID PARCEL G-2; THENCE ALONG THE SOUTH LINE OF LOWERY ROAD, A DISTANCE OF 220.00' BEARING OF N 67 DEGREES 29' 27" E TO A STEEL PIN AT THE NORTHEAST CORNER OF SAID PARCEL G-2; THENCE ALONG THE EAST LINE OF PARCEL G-2, A DISTANCE OF 133.06', ALONG A BEARING OF S 38 DEGREES 33' 19" E TO A STEEL PIN AT THE SOUTHEAST CORNER OF PARCEL G-2, THENCE ALONG THE SOUTH LINE OF PARCEL G-2, A DISTANCE OF 206.08', BEING OF D 49 DEGREES 53' 12" W TO THE POINT OF BEGINNING;

TOGETHER WITH THAT CERTAIN VARIABLE WIDTH INGRESS/EGRESS EASEMENT SHOWN AND DEPICTED ON THE SUBDIVISION PLAT AND THE RECIPROCAL DAILY PARKING CROSS EASEMENT, INGRESS/EGRESS EASEMENT AND OTHER RIGHTS AND PRIVILEGES GRANTED IN PARAGRAPHS NUMBERED 1, 2, 3 AND 4 IN THE DEED DATED JANUARY 27, 2006 AND RECORDED FEBRUARY 3, 2006 AS INSTRUMENT NUMBER 060006281.

FOR INFORMATION ONLY:

IT BEING THE SAME PROPERTY CONVEYED UNTO 5665 LOWERY ROAD - 10184652 LLC, A DELAWARE LIMITED LIABILITY COMPANY, BY SUBSTITUTE TRUSTEE'S DEED FROM RYAN KENRICK AND TYLER ROSA (IN THEIR COLLECTIVE CAPACITY AS SUBSTITUTE TRUSTEE) DATED JULY 26, 2019 AND RECORDED OCTOBER 30, 2019 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA AS INSTRUMENT NUMBER 190021444.

IT FURTHER BEING THE SAME PROPERTY CONVEYED UNTO LOWERY ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED FROM PORT ALLIANCE FEDERAL CREDIT UNION, DATED JANUARY 27, 2006 AND RECORDED FEBRUARY 3, 2006 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF NORFOLK, VIRGINIA AS INSTRUMENT NUMBER 060006281

Schedule B, Part II

REFERENCE SHOULD BE MADE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER EV19-630 (5182-002)
COMMITMENT DATE: DECEMBER 4, 2019 AT 8:00 AM

1. NOT SURVEY RELATED
2. NOT SURVEY RELATED
3. SURVEY PROVIDED
4. EASEMENTS NOT OF PUBLIC RECORDS ARE NON-PLOTTABLE
5. NOT SURVEY RELATED
6. NOT SURVEY RELATED
7. NOT SURVEY RELATED
8. NOT SURVEY RELATED
9. VEPCO EASEMENT IN DEED BOOK 1692, PAGE 961 DOES NOT AFFECT THE SUBJECT PROPERTY
10. VEPCO EASEMENT IN DEED BOOK 1692, PAGE 965 DOES NOT AFFECT THE SUBJECT PROPERTY
11. INGRESS/EGRESS EASEMENT IN MAP BOOK 59, PAGE 27A AS SHOWN ON SURVEY
12. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO, THE VARIABLE WIDTH INGRESS/EGRESS EASEMENT AS SET OUT IN THE INSURED LEGAL DESCRIPTION. (NOTE: RELEASE OF RIGHTS OF FIRST REFUSAL BETWEEN PORT ALLIANCE FEDERAL CREDIT UNION AND LOWERY ROAD, LLC DATED JULY 20, 2007 AND RECORDED JULY 24, 2007 AS INSTRUMENT NUMBER 0700278889). INGRESS/EGRESS EASEMENT SHOWN ON SURVEY.
13. TERMS AND CONDITIONS OF, AND RIGHTS OF OTHERS IN AND TO, THE EASEMENTS CONTAINED IN, THE DECLARATION OF COVENANTS FOR STORM AND SURFACE WATER FACILITY AND SYSTEM MAINTENANCE DATED JULY 10, 2006 AND RECORDED JULY 11, 2006 AS INSTRUMENT NUMBER 060028958 GRANTS PERPETUAL RIGHT OF INGRESS/EGRESS OVER PROPERTY TO THE CITY, IT'S AGENTS, EMPLOYEES AND CONTRACTORS TO INSPECT STORMWATER FACILITIES. STORMWATER FACILITY SHOWN ON SURVEY.

Surveyor's Certificate

TO 5665 LOWERY ROAD - 10184652 LLC
5665 LOWERY ROAD LLC
MARATHON DEVELOPMENT GROUP, INC
ATLANTIC UNION BANK
EASTERN VIRGINIA TITLE & ESCROW
EASTERN VIRGINIA LAW GROUP, PLLC
FIDELITY NATIONAL 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, 6(a), 6(b), 7(a), 7(b1), 7(c), 8, 9, 11, 13, 14, 16, 17 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2019.

DATE OF PLAT OR MAP: JANUARY 7, 2020

David W. Andrea 1/7/20

DAVID W. ANDREA — DATE
REGISTRATION NUMBER 2215

Zoning Table

THE SUBJECT PROPERTY IS CURRENTLY ZONED I-L (LIGHT INDUSTRIAL DISTRICT) AND ARE SUBJECT TO THE FOLLOWING PUBLISHED DIMENSIONAL RESTRICTIONS:

	REQUIRED	EXISTING
MINIMUM LOT AREA	10,000 SQUARE FEET	34,627 SQUARE FEET
MINIMUM LOT WIDTH	100 FEET	206.08 FEET
MINIMUM YARD SETBACK:		
FRONT YARD:	10 FEET	65.7 FEET
SIDE YARD:	0 FEET	32.3 FEET
REAR YARD:	0 FEET	10.7 FEET
MAXIMUM HEIGHT:	65 FEET	30.4 FEET

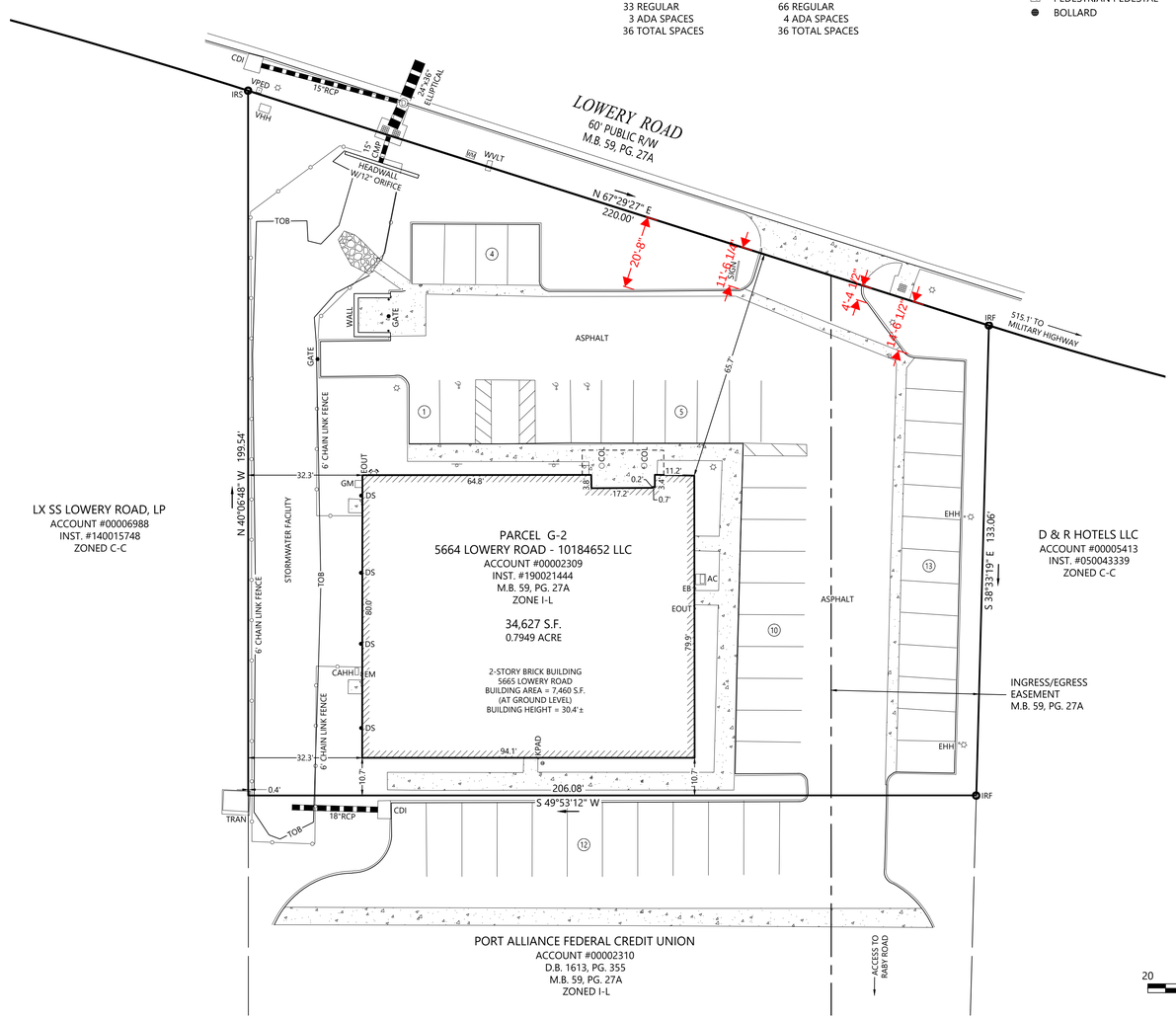
General Notes

1. THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY BY VHB, INC. AND FROM DEEDS AND PLANS OF RECORD
2. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL ON-THE-GROUND INSTRUMENT SURVEY PERFORMED BY VHB IN DECEMBER 2019
3. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD OBSERVATIONS, DESIGNATIONS MARKED BY OTHERS AND INFORMATION OF RECORD. THEY ARE NOT WARRANTED TO BE EXACTLY LOCATED NOR IS IT WARRANTED THAT ALL UNDERGROUND UTILITIES OR OTHER STRUCTURES ARE SHOWN ON THIS PLAN.
4. MERIDIAN SOURCE: VIRGINIA STATE PLANE COORDINATE SYSTEM SOUTH ZONE (NAD 83) (1993) (U.S. SURVEY FEET) AND ARE BASED ON CITY OF NORFOLK GEODETIC CONTROL DISK AT STATIONS GPS127A AND GPS129A
5. THIS PROPERTY IS IN ZONE X (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS INDICATED ON THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF NORFOLK, VIRGINIA HAVING COMMUNITY PANEL NUMBER 510104 0077H, DATED FEBRUARY 17, 2017
6. OWNER: 5665 LOWERY ROAD - 10184652 LLC IN INSTRUMENT NUMBER 190021444.
7. THE PROPERTY SHOWN HEREON IS LISTED AS PARCEL ACCOUNT NUMBER 00002309 AMONG THE RECORDS OF THE CITY OF NORFOLK VIRGINIA REAL ESTATE ASSESSMENT OFFICE
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER EV19-630 (5182-002) WITH AN COMMITMENT DATE OF DECEMBER 4, 2019 AT 8:00 AM
9. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN THE LEGAL DESCRIPTION.
10. THE SUBJECT PROPERTY IS CURRENTLY ZONED I-L (LIGHT INDUSTRIAL DISTRICT)
11. THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING ADDITIONS OR BUILDING CONSTRUCTION
12. PARKING PROVIDED:

ON SITE	OFF SITE PER CROSS ACCESS EASEMENT
33 REGULAR	66 REGULAR
3 ADA SPACES	4 ADA SPACES
36 TOTAL SPACES	36 TOTAL SPACES

Legend

IPF	IRON PIPE FOUND		STADIUM LIGHT
IRF	IRON ROD FOUND		STREET SIGN
IRS	IRON ROD SET		TEMPORARY BENCHMARK
CMF	CONCRETE MONUMENT FOUND		TEST PIT LOCATION
	PROPERTY ANGLE POINT		WELL
	STORM SEWER MANHOLE		EDGE OF PAVEMENT
CDI	CURB DRAIN INLET (CDI)		CONCRETE CURB
	DRAIN INLET (YDI)		CONCRETE CURB & GUTTER
	FLARED END SECTION		GUARD RAIL
	SANITARY SEWER MANHOLE		CHAIN LINK FENCE
	SEWER CLEANOUT		STORM SEWER LINE
	ELECTRIC MANHOLE		SANITARY SEWER LINE
	TELEPHONE MANHOLE	OHW	OVERHEAD WIRE
	WATER MANHOLE	E	UNDERGROUND ELECTRIC
	MANHOLE	T	TELEPHONE LINE
	WATER VALVE	CATV	CABLE TV
	FIRE HYDRANT	G	GAS LINE
WM	WATER METER	W	WATER LINE
	SIAMESE CONNECTION		STONE WALL
PIV	POST INDICATOR VALVE (PIV)		HEDGEROW
	GAS VALVE	50'RMA	50-FT RMA LINE
GM	GAS METER	100'RPA	100-FT RPA LINE
EB	ELECTRIC BOX	100'BZ	100-FT BUFFER ZONE
EM	ELECTRIC METER	MLW	LIMIT MEAN LOW WATER
	HH - HANDHOLE	BF1=100	LIMIT OF BANK
TPED	TELEPHONE PEDESTAL	WF1=100	VEGETATED WETLAND BOUNDARY
CATV	CABLE TV BOX		
	TRAFFIC SIGNAL	2	MINOR CONTOUR
S	SIGNAL BOX	10	MAJOR CONTOUR
T	TRANSFORMER PAD		CONC. PAVEMENT
	LIGHT POLE ON CONC BASE		RIP RAP
	UTILITY POLE		HANDICAP WARNING STRIP
	UTILITY POLE W/LIGHT		BUILDING W/OVERHANG
	GUY WIRE		
PB	PEDESTRIAN PEDESTAL		
	BOLLARD		



Abbreviations

AC	AIR CONDITION UNIT
CAHH	CABLE HANDHOLE
CMP	CORRUGATED METAL PIPE
COL	COLUMN
D.B.	DEED BOOK
DS	DOWNSPOUT
EB	ELECTRIC BOX
EHH	ELECTRIC HANDHOLE
EM	ELECTRIC METER
EOUT	ELECTRIC OUTLET
GM	GAS METER
INST	INSTRUMENT
KPAD	KEY PAD
M.B.	MAP BOOK
RCP	REINFORCED CONCRETE PIPE
TOB	TOP OF BANK
TRAN	TRANSFORMER
VHH	VERIZON HANDHOLE
VPED	VERIZON PEDESTAL
WVLT	WATER VAULT

vhb.com
vhb
Two Columbus Center
4500 Main Street
Suite 400
Virginia Beach, VA 23462
757.490.0132

Parcel G-2
5665 Lowery Road
Norfolk, Virginia

No.	Revision	Date	Appvd.

Designed by DWP — Checked by DWA
Issued for: 5665 Lowery Road, LLC — Date: January 7, 2020

Drawing Title
ALTA/NSPS
Land Title Survey

COMMONWEALTH OF VIRGINIA
1/7/20
David W. Andrea
DAVID W. ANDREA
Lic. No. 2215
LAND SURVEYOR

Drawing Number
Sv-1

Sheet 1 of 1

Project Number
34593.00