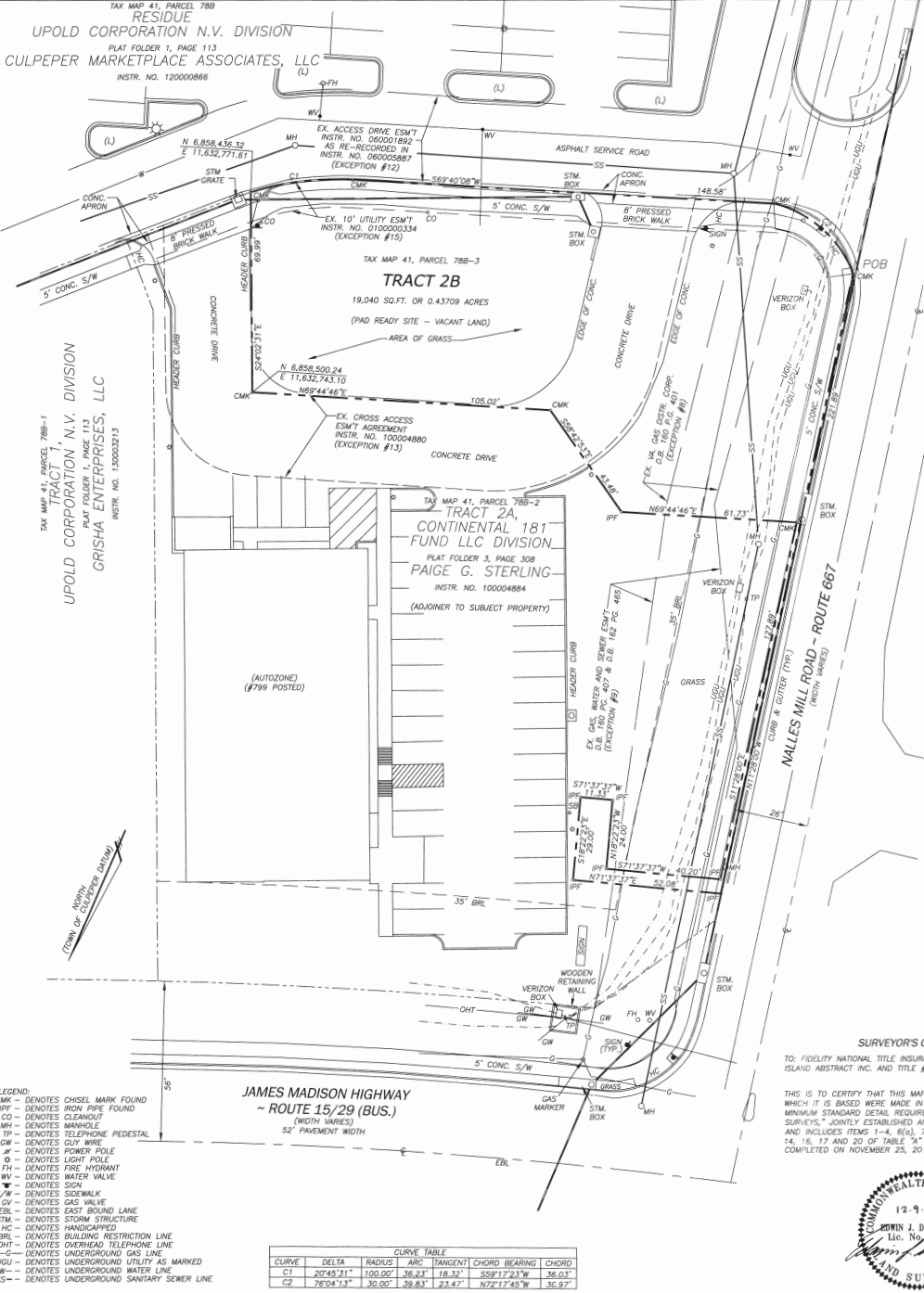


TAX MAP 41, PARCEL 78B-1
RESIDUE
UPOLD CORPORATION N.V. DIVISION
PLAT FOLDER 1, PAGE 113
CULPEPER MARKETPLACE ASSOCIATES, LLC
INSTR. NO. 12000086

TAX MAP 41, PARCEL 78B-1
UPOLD CORPORATION, N.V. DIVISION
GRISIA ENTERPRISES, LLC
INSTR. NO. 13000273



DESCRIPTION OF TRACT 2B
BEING A DIVISION OF THE PROPERTY OF CONTINENTAL 181 FUND LLC EAST FARFAK INDUSTRIAL DISTRICT TOWN OF CULPEPER, VIRGINIA

Beginning of a chisel mark being the southwestern corner of the tract herein described said point lying on the easterly variable width right-of-way line of Nalles Mill Road, Route 667 and being the northeast corner to Residue, Liquid Corporation, N.V. Division;

Thence departing Residue and running with Nalles Mill Road, N 11° 28' 00" W 221.89 feet to an iron pipe found being a westerly corner to Tract 2A, Continental 181 Fund LLC Division;

Thence departing Nalles Mill Road and running with Tract 2A the following courses and distances:

- N 71° 37' 37" E 52.08 feet to an iron pipe found;
- S 18° 22' 23" E 29.00 feet to an iron pipe found;
- S 71° 37' 37" W 11.33 feet to an iron pipe found;
- N 18° 22' 23" W 24.00 feet to an iron pipe found;
- S 71° 37' 37" W 40.20 feet to an iron pipe found;
- S 11° 28' 00" E 127.89 feet to chisel mark found;
- N 69° 44' 46" E 61.73 feet to an iron pipe found;
- S 58° 42' 53" E 43.48 feet to a chisel mark found;

N 69° 44' 46" E 105.02 feet to a chisel mark found and S 24° 02' 31" E 69.99 feet to a chisel mark found lying in the northerly line of the aforementioned Residue.

Thence departing Tract 2A and running with Residue the following courses and distances:

- 38.23 feet along the arc of a curve to the right said curve having a radius of 100.00 feet, a central angle of 20°45'31" and a chord which bears S 59° 17' 23" W 36.03 feet to a chisel mark found;
- S 69° 40' 08" W 148.58 feet to a chisel mark set and 39.83 feet along the arc of a curve to the right said curve having a radius 30.00 feet, a central angle of 76°04'11" and a chord which bears N 72° 17' 45" W 36.97 feet to the point of beginning and containing 19,040 square feet or 0.43709 acres of land, more or less.

And being PARCEL 2 referenced in the Title Commitment as follows:

Tract 2B, containing 19,040 square feet or 0.43709 acres, more or less, as shown on the subdivision plat entitled "Property of Continental 181 Fund LLC, James Madison Highway" recorded January 19, 2010 in Plat Folder 3 of Page 200 and as Instrument Number 10000354, and as corrected by Plat of Correction recorded September 20, 2010 in Plat Folder 3 of Page 308 and as Instrument Number 100004881 among the land records of Culpeper County, Virginia.



NOTES (CONTINUED):

- THE PROPERTY IS SUBJECT TO THE FOLLOWING NON-PLOTTABLE EASEMENTS DUE TO AMBIGUITIES IN THE DESCRIPTION OR THE BLANKET NATURE OF THE DOCUMENT:
 - EXCEPTION #4: 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.
 - EXCEPTION #7: EASEMENT TO AT&T AS RECORDED IN DEED BOOK 116 AT PAGE 151.
 - EXCEPTION #10: EASEMENT TO NORTHERN PIEDMONT ELECTRIC COOPERATIVE AS RECORDED IN DEED BOOK 234 AT PAGE 216.
 - EXCEPTION #14: TERMS, PROVISIONS, CONDITIONS, EASEMENTS AND NOTES AS SET FORTH ON THE PLAT, RECORDED AT INSTR. NO. 060001603 (PLAT FOLDER 1 AT PAGE 113).
 - EXCEPTION #16: 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.
 - EXCEPTION #18: 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.
- THE FOLLOWING EXCEPTIONS LISTED IN THE ABOVE REFERENCE TITLE COMMITMENT DO NOT AFFECT THE SUBJECT PROPERTY:
 - EXCEPTION #5: EASEMENT TO THE TOWN OF CULPEPER FOR ELECTRIC LINES AS RECORDED IN DEED BOOK 515 AT PAGE 184 AND DEED BOOK 544 AT PAGE 382.
 - EXCEPTION #9: EASEMENT TO DOMINION VIRGINIA POWER AS RECORDED IN DEED BOOK 159 AT PAGE 439 DEED BOOK 194 AT PAGE 226.
 - EXCEPTION #11: EASEMENT TO COLUMBIA GAS OF VIRGINIA AS RECORDED AT INSTR. NO. 060004558.
 - EXCEPTION #19: PROPERTY IS BOUNDED ON THE SOUTH BY THE RIGHT-OF-WAY LINE OF THE NORFOLK SOUTHERN RAILROAD. RIGHTS OF THOSE SERVING THE RAILROAD BEING LOCATED ADJACENT TO THE LAND AND ALSO RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE USE THEREOF.
- TRACT 2B WAS CREATED IN PLAT FOLDER 3 AT PAGE 200 AND RE-RECORDED IN PLAT FOLDER 3 AT PAGE 308.
- NO EVIDENCE OBSERVED OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.
- NO BUILDINGS EXIST ON THIS PROPERTY.
- THE CURRENT ZONING FOR THE PROPERTY SHOWN HEREON IS M2—INDUSTRIAL DISTRICT AND THE BUILDING SETBACKS AS SET FORTH IN THE TOWN OF CULPEPER ZONING ORDINANCE 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 "R" DISTRICT.
 - REAR YARD: 10 FEET; EXCEPT 30 FEET WHERE ABUTS "R" DISTRICT.
 - SIDE AND REAR YARD SETBACKS ARE FOR COMMERCIAL APPLICATIONS; INDUSTRIAL APPLICATIONS WILL BE DIFFERENT.
- MAXIMUM BUILDING HEIGHT ACCORDING TO REA (INSTR. NO. 060005887) IS 30 FEET ABOVE FINISHED FLOOR ELEVATION.
- MAXIMUM BUILDING HEIGHT: 5 STORES MEASURED FROM GROUND ELEVATION.
- BULK/DENSITY REQUIREMENTS: N/A
- PARKING REQUIREMENT: 1 SPACE PER 200 SQ.FT. OF GROSS FLOOR AREA.
- BEFITTING THE TRACT 2B SHOWN HEREON IS AN INGRESS/EGRESS AND UTILITY EASEMENT ACROSS LOT 2, WALMAF REAR 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).
- THE PROPERTY HAS INDIRECT ACCESS TO NALLES MILL ROAD ROUTE 667 THROUGH RESIDUE, UPOLD CORPORATION N.V. DIVISION AS RECORDED AT INSTR. NO. 060001892 AND RE-RECORDED AT INSTR. NO. 06000897 (EXCEPTION #12).
- THIS PLAT HAS BEEN PREPARED FROM SURVEY MEASUREMENTS THAT DO NOT EXCEED THE MAXIMUM ALLOWABLE RELATIVE POSITIONAL PRECISION AS SET FORTH IN SECTION 3.E.V. OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

DODD & ASSOCIATES, PLLC
LAND SURVEYING
WWW.DODDANDASSOCIATES.COM

28 ASHBY STREET, SUITE C
WARRENTON, VIRGINIA 20186
(540) 428-2900 OFFICE (540) 448-2929 FAX

ALTA/NSPS LAND TITLE SURVEY
ON
TRACT 2B
BEING A DIVISION OF
THE PROPERTY OF
CONTINENTAL 181 FUND LLC
TOWN OF CULPEPER, VIRGINIA

COMMONWEALTH OF VIRGINIA
12-9-16
EDWIN J. DODD, JR.
Lic. No. 24223
LAND SURVEYOR

REVISION BLOCK

REVISION	DATE

DRAWN BY: EJD
DATE: 11-16-16
SCALE: 1" = 20'
PROJECT NO. G2097-05
SHEET 1 OF 1

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, VA EQUITIES LLC, ISLAND ABSTRACT INC. AND TITLE #NACS15-247;

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 1-4, 6(e), 7(c), 7(d)(1), 7(c), 8, 9, 11, 13, 14, 16, 17 and 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 25, 2016.

COMMONWEALTH OF VIRGINIA
12-9-16
EDWIN J. DODD, JR.
Lic. No. 24223
LAND SURVEYOR

- LEGEND:
- CMK - DENOTES CHISEL MARK FOUND
 - IPF - DENOTES IRON PIPE FOUND
 - CO - DENOTES CLEANOUT
 - MH - DENOTES MANHOLE
 - TP - DENOTES TELEPHONE PEDESTAL
 - GW - DENOTES GUY WIRE
 - JP - DENOTES POWER POLE
 - LP - DENOTES LIGHT POLE
 - FH - DENOTES FIRE HYDRANT
 - WV - DENOTES WATER VALVE
 - NS - DENOTES SIGN
 - S/W - DENOTES SIDEWALK
 - OV - DENOTES GAS VALVE
 - EBL - DENOTES EAST BOUND LANE
 - STL - DENOTES STORM STRUCTURE
 - HCP - DENOTES HANDICAPPED
 - BRL - DENOTES BUILDING RESTRICTION LINE
 - OHT - DENOTES OVERHEAD TELEPHONE LINE
 - UG - DENOTES UNDERGROUND GAS LINE
 - UGU - DENOTES UNDERGROUND UTILITY MARKED
 - WU - DENOTES UNDERGROUND WATER LINE
 - SS - DENOTES UNDERGROUND SANITARY SEWER LINE

JAMES MADISON HIGHWAY
~ ROUTE 15/29 (BUS.)
52' PAVEMENT WIDTH

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	BEARING	CHORD
C1	20°45'31"	100.00'	39.21'	18.12'	55°12'13"	136.03'	36.03'
C2	76°04'11"	30.00'	39.83'	23.47'	N72°17'45" W	36.97'	36.97'

