

RECORD DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND LYING AND BEING SITUATE IN HENRY MAGISTERIAL DISTRICT, SUSSEX COUNTY, VIRGINIA, BEING DESIGNATED AS PARCEL 1 CONTAINING 2.198 ACRES, MORE OR LESS, AND PARCEL 2, CONTAINING 2.548 ACRES, MORE OR LESS, AS SHOWN ON A PLAT OF SURVEY ENTITLED "PLAT SHOWING TWO PARCELS OF LAND ON THE WEST LINE OF THE BLUE STAR HIGHWAY, U.S. ROUTE 301", MADE BY KOONTZ-BRYANT, P.A., DATED OCTOBER 3, 2003, WHICH PLAT BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SUSSEX COUNTY, VIRGINIA, IN PLAT BOOK 21 AT PAGE 77, AND TO WHICH PLAT REFERENCED IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF THE REAL ESTATE HEREIN CONVEYED.

AND BEING THE SAME PROPERTY ACQUIRED BY COSTA VERDE INVESTMENTS (SIC), LLC, BY DEED DATED FEBRUARY 3, 2023, AND RECORDED IN DEED BOOK 322 AT PAGE 875, AMONG THE AFORESAID LAND RECORDS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 25-5195, EFFECTIVE DATE FEBRUARY 28, 2025 AT 8:00 AM.

FLOOD ZONE NOTE

THE AREA SHOWN HEREON IS LOCATED ON THE FLOOD INSURANCE RATE MAP (FIRM), NO. 51183C0330D, WITH AN EFFECTIVE DATE OF JULY 7, 2009.

BY GRAPHIC DEPICTION ONLY, THE PROPERTY SHOWN HEREON IS SHOWN IN:

- FLOOD ZONE "X" (OTHER AREAS), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

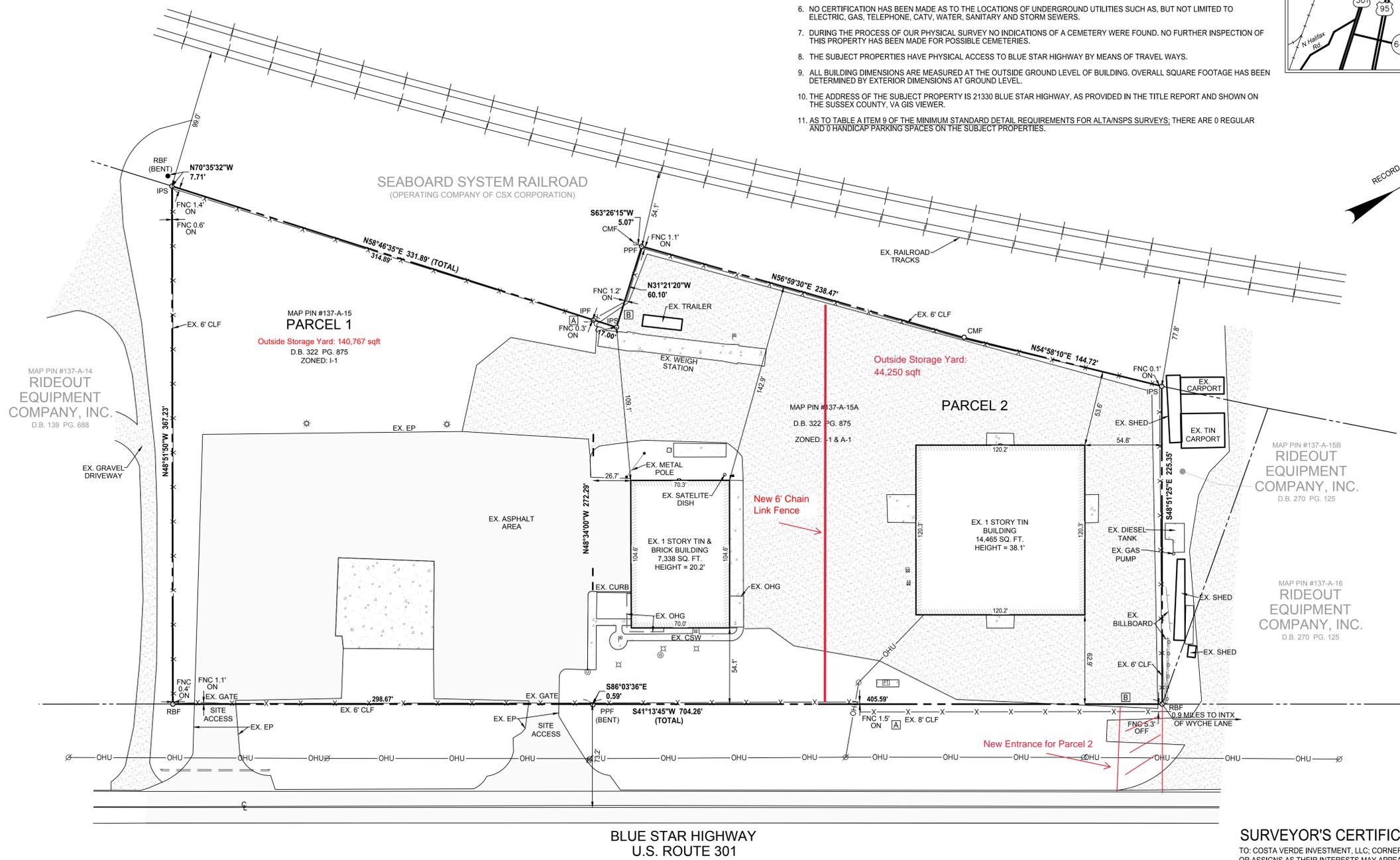
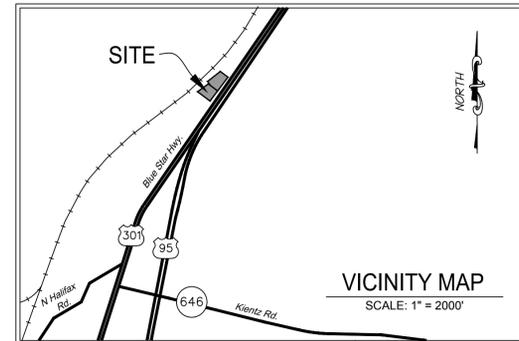
A FIELD SURVEY WAS NOT PERFORMED TO DETERMINE THE FLOOD ZONES LISTED HEREON. AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

ZONING INFORMATION

ZONING REPORT NOT PROVIDED AT TIME OF SURVEY.

GENERAL NOTES

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED ON THE SUSSEX COUNTY, VIRGINIA GEOGRAPHIC INFORMATION SYSTEM AS MAP PIN #137-A-15 AND #137-A-15A.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE NAME OF COSTA VERDE INVESTMENTS, LLC, RECORDED IN DEED BOOK 322 AT PAGE 875, AMONG THE LAND RECORDS OF SUSSEX COUNTY, VIRGINIA.
- HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE RECORD MERIDIAN RECORDED IN PLAT BOOK 21 PAGE 77, AMONG THE LAND RECORDS OF SUSSEX COUNTY, VIRGINIA.
- BOUNDARY AND PHYSICAL IMPROVEMENTS SHOWN HEREON ARE BASED UPON A FIELD SURVEY CONDUCTED BY THIS FIRM BETWEEN THE DATES OF APRIL 9, 2025 AND MAY 16, 2025.
- 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 HAZARDOUS MATERIALS, OR OTHER ENVIRONMENTAL CONCERNS ON SITE IN THE PERFORMANCE OF IMEG CORP. SERVICES FOR THE PROJECT AS SHOWN HEREON.
- NO CERTIFICATION HAS BEEN MADE AS TO THE LOCATIONS OF UNDERGROUND UTILITIES SUCH AS, BUT NOT LIMITED TO ELECTRIC, GAS, TELEPHONE, CATV, WATER, SANITARY AND STORM SEWERS.
- DURING THE PROCESS OF OUR PHYSICAL SURVEY NO INDICATIONS OF A CEMETERY WERE FOUND. NO FURTHER INSPECTION OF THIS PROPERTY HAS BEEN MADE FOR POSSIBLE CEMETERIES.
- THE SUBJECT PROPERTIES HAVE PHYSICAL ACCESS TO BLUE STAR HIGHWAY BY MEANS OF TRAVEL WAYS.
- ALL BUILDING DIMENSIONS ARE MEASURED AT THE OUTSIDE GROUND LEVEL OF BUILDING. OVERALL SQUARE FOOTAGE HAS BEEN DETERMINED BY EXTERIOR DIMENSIONS AT GROUND LEVEL.
- THE ADDRESS OF THE SUBJECT PROPERTY IS 21330 BLUE STAR HIGHWAY, AS PROVIDED IN THE TITLE REPORT AND SHOWN ON THE SUSSEX COUNTY, VA GIS VIEWER.
- AS TO TABLE A ITEM 9 OF THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS SURVEYS; THERE ARE 0 REGULAR AND 0 HANDICAP PARKING SPACES ON THE SUBJECT PROPERTIES.



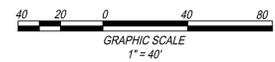
NOTES CORRESPONDING TO SCHEDULE B PART II

THE FOLLOWING EASEMENTS AND/OR EXCEPTIONS AS LISTED IN SCHEDULE B, PART II OF THE COMMITMENT FOR TITLE INSURANCE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 25-5195 EFFECTIVE DATE OF FEBRUARY 28, 2025 AT 8:00 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:

NO SURVEY RELATED EXCEPTIONS

SIGNIFICANT OBSERVATIONS

- FENCE CROSSES PROPERTY LINE
- GRAVEL CROSSES PROPERTY LINE



LEGEND

Utilities - Storm	STORM CULVERT	EX.	EXISTING
Utilities - Water	WELL	C&G	CURB AND GUTTER
Utilities - Gas	PROPANE TANK	EP	EDGE OF PAVEMENT
Utilities - Electric	GROUND LIGHT	OHG	OVERHANG
Misc. Symbols	LIGHT POLE	CSW	CONCRETE SIDEWALK
	UTILITY POLE	PPF	PINCH PIPE FOUND
	SIGN	RBF	REBAR FOUND
	AIR CONDITIONER	IPF	IRON PIPE FOUND
	BOLLARD	IPS	IRON PIPE SET
	BUILDING HEIGHT LOCATION	CMF	CONCRETE MONUMENT FOUND
	FLAG POLE		
	MAILBOX		
LineTypes	PROPERTY LINE	Surfaces	ASPHALT AREA
---	ADJOINER LINE		CONCRETE AREA
-X-X-X-X-	FENCE		GRAVEL AREA
-OHU-	OVERHEAD UTILITY WIRE		

SURVEYOR'S CERTIFICATION

TO: COSTA VERDE INVESTMENT, LLC, CORNER PROPERTIES, L.L.C.; UNITED BANK, AND ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; FIRST AMERICAN 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 2021 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(B)(1), 7(C), 8, 9, 13 AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MAY 16, 2025.



REV#	DATE	REVISION

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2021 ALTA/NSPS LAND TITLE SURVEY
COSTA VERDE INVESTMENTS LLC
 (DEED BOOK 322 PAGE 875)
 SUSSEX COUNTY, VIRGINIA
 HENRY MAGISTERIAL DISTRICT

PROJECT: 25001457.00
 DRAWING NO.: 114154
 SCALE: 1" = 40'
 DATE: 05/02/2025
 DRAWN: EAS
 CHECKED: MB/KWB
 SHEET No.
1 of 1