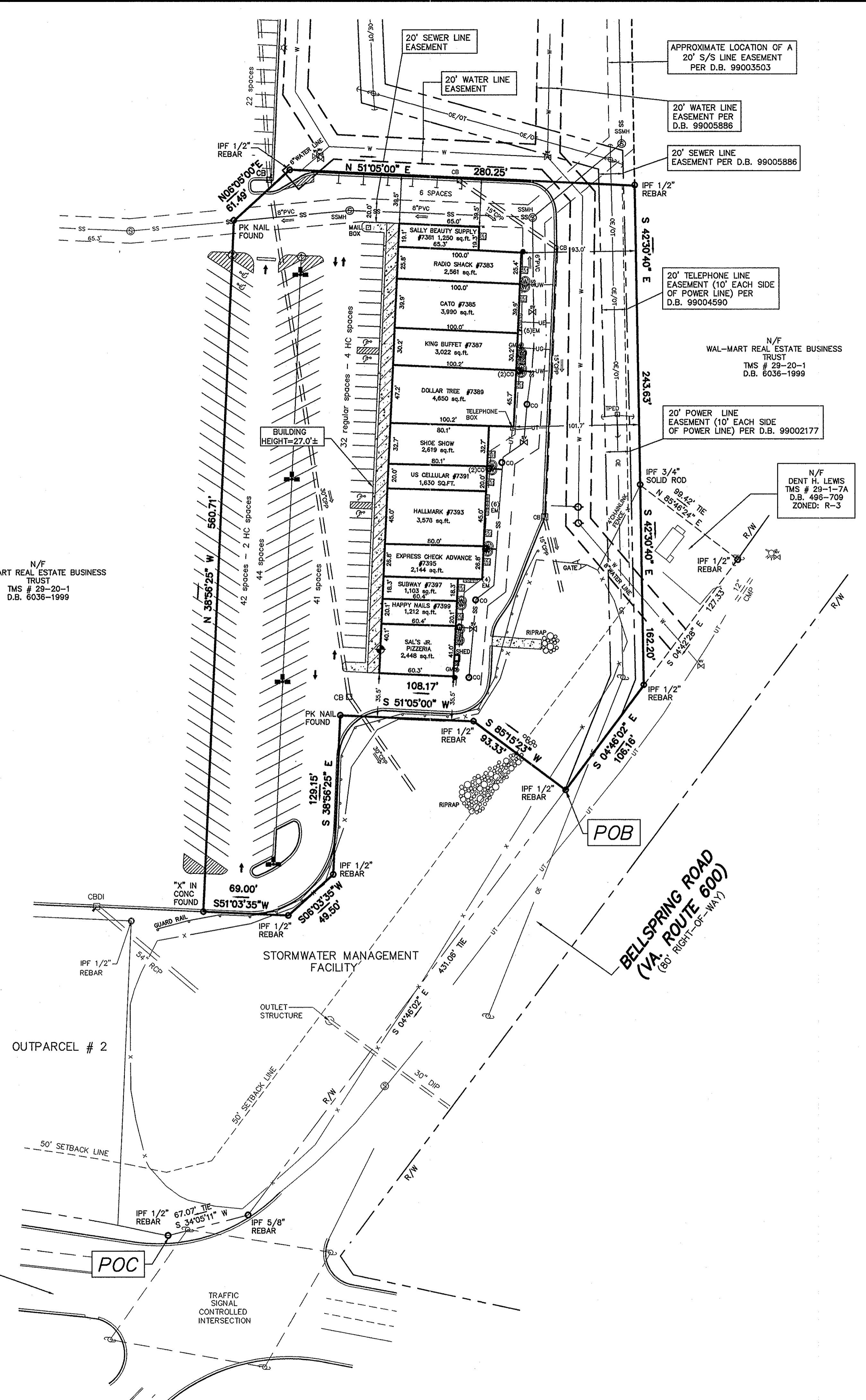


N/F  
WAL-MART REAL ESTATE BUSINESS TRUST  
TMS # 29-20-1  
D.B. 6036-1999



PEPPERS FERRY BOULEVARD  
(VA ROUTE 114)  
(VARIABLE WIDTH R/W)

BELLSRING ROAD  
(VA ROUTE 600)  
(60' RIGHT-OF-WAY)

**TITLE EXCEPTIONS:**

First American Title Insurance Company  
Case No. NCS-573236VAINY  
Effective Date: OCTOBER 30, 2012

Item 3. Right of way and easement granted to Southern Bell Telephone Co. as recorded in Deed Book 28, page 301. Item is a blanket type easement, unable to locate.

Item 4. Right of way and easement granted to Appalachian Power Co. as recorded in Deed Book 35, page 304. Unable to locate per information provided.

Item 5. Right of way and easement granted to Appalachian Electric Power Co. as recorded in Deed Book 87, page 350. Item is a blanket type easement, unable to locate.

Item 6. Easement for water and sewer lines recorded as Instrument No. 99003503, 99003743 and 99003504. Easements shown on plot. Affects subject property.

Item 7. Easement for telephone lines to Bell Atlantic VA, recorded as Instrument # 99004590. Easement shown on plot.

Item 8. Restrictions and other matters contained in "Easements with Covenants and Restrictions Affecting Land (ECR)" recorded as instrument # 99004669, and as amended in instrument # 99006050 and # 99008242. Item identifies a non-exclusive easement for vehicular and pedestrian access, ingress, and egress over and across Tracts 1 and 2. Affects subject property.

Item 9. Easement for sewer lines to Pulaski County, recorded as instrument # 99005886. Easement shown on plot.

Item 10. Easement for water lines to Pulaski County, recorded as instrument # 99005885. Easement shown on plot.

Item 11. Declaration of Sign Easement, recorded as instrument # 99006049. Benefits property, unable to show on drawing.

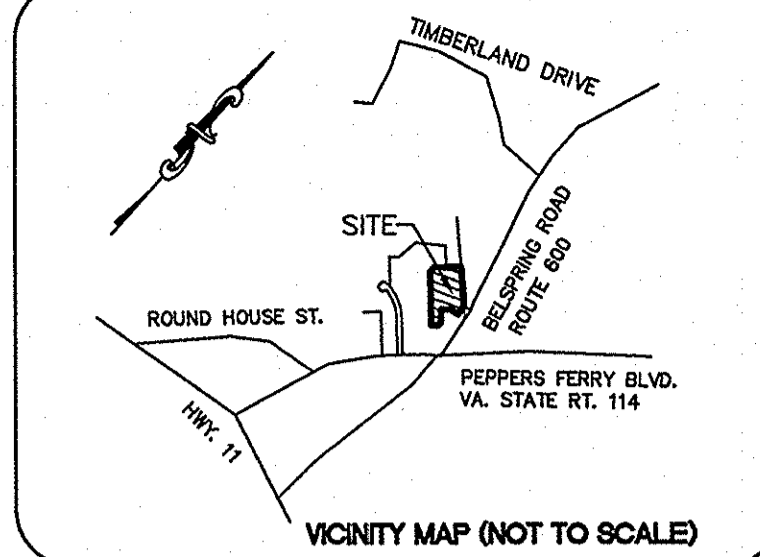
Item 12. Easement to Appalachian Power recorded in instrument # 99002177. Shown on plot.

13. Terms, conditions, provisions, agreements and easements contained in Topsoil and Slope Easement Agreement appearing of record as Instrument No. 98005845. Does not affect.

Item 14. Road Easement Maintenance and Restriction Agreement recorded in instrument # 98005846. Affects and benefits property, unable to show on drawing.

**LEGEND:**

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- DM ELECTRIC METER
- SL 3 HEAD LIGHT STANDARD
- WV WATER VALVE
- WM WATER METER
- WH FIRE HYDRANT
- CB CATCH BASIN
- PVC POLYVINYL CHLORIDE PIPE
- CPP CORRUGATED PLASTIC PIPE
- SMH SANITARY SEWER MANHOLE
- SV SEWER VALVE
- CL CLEANOUT
- UGM UNDERGROUND GAS MARKER
- GV GAS VALVE
- GM GAS METER
- TPED TELEPHONE PEDESTAL
- GP GUARD POST
- SIGN SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- UG UNDERGROUND GAS LINE
- OT OVERHEAD TELEPHONE LINE



**SURVEYOR'S NOTES:**

- 1) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- 2) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 3) HEIGHT AND DIMENSIONS OF OVERHEAD ELECTRIC LINES ESTABLISHED BY TRIANGULATION METHODS USING ELECTRONIC SURVEYING EQUIPMENT. ALL HEIGHTS AND DIMENSIONS SHOULD BE VERIFIED BY CONTRACTOR OR LOCAL ELECTRIC COMPANY BEFORE CONSTRUCTION BEGINS.
- 4) THE WORDS "CERTIFY", "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH, DO NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 5) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND HAVE NOT BEEN FIELD MARKED BY LOCATOR SERVICES NOR FIELD VERIFIED BY THE SURVEYOR OTHER THAN VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR TO ANY CONSTRUCTION OR EXCAVATION.
- 6) ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED.
- 7) ACCESS TO SUBJECT PROPERTY IS GAINED THROUGH CROSS ACCESS EASEMENTS THROUGH WAL-MART.

**PARKING INFORMATION**

165 REGULAR SPACES  
6 HANDICAP SPACES  
171 SPACES TOTAL

**ZONING INFORMATION:**

ZONED: CM-1 COMMERCIAL DISTRICT

SETBACK LINE:  
FRONT: 20'  
SIDE: 10'  
REAR: 10'

MAX. HEIGHT: 35'

ZONING REPORT: PZR REPORT DATED 11/15/2012; PZR SITE #63988-4

**FLOOD INFORMATION:**

(THIS PROPERTY IS LOCATED IN FLOOD ZONE "X")  
(AREAS OF MINIMAL FLOODING)  
THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 51155C0089  
EFFECTIVE DATE: SEPTEMBER 26, 2008

**POSSIBLE ENCROACHMENTS:**

NONE OBSERVED

**LAND AREA:**  
166,495 SQ.FT.  
3.822 ACRES

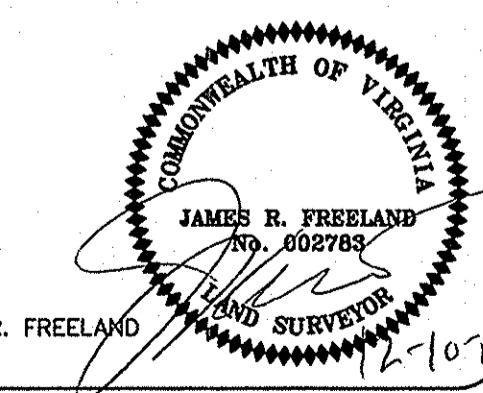
LINE	LENGTH	BEARING
L2	18.13'	S 50°30'18" W
L3	14.07'	N 84°13'03" W
L4	54.10'	N 38°56'25" W
L5	26.00'	S 51°03'35" W
L6	144.95'	N 38°56'25" W
L8	53.48'	N 84°13'03" W
L9	169.29'	N 38°56'25" W



FREELAND & ASSOCIATES, INC.  
323 WEST STONE AVE.  
GREENVILLE S.C. 29609  
TEL. (864) 271-4924 FAX: (864) 233-0315  
EMAIL: info@freeland-associates.com

DRAWN:	JMB PARTY CHIEF: CB	CHECKED:	MVA/JCC
REF. PLAT BOOK:	N/A		
REF. DEED BOOK:	7009-2003		
TAX MAP:	29-20-2		
DATE OF SURVEY:	10-23-12		
DATE DRAWN:	10-24-12		
DRAWING NO:	64149		
DATE OF LAST REVISION:	12-3-12; REVISED CERTIFICATION		

SCALE: 1" = 50'



COMMONWEALTH OF VIRGINIA  
PULASKI COUNTY

**ALTA/ACSM LAND TITLE SURVEY FOR RADFORD (PEPPERS FERRY) WMS, LLC**

SITE ADDRESS:  
7373 PEPPERS FERRY ROAD  
RADFORD, VA 24141

**PARCEL DESCRIPTION:**

Commencing at an iron pin located at the intersection of the northwestern right of way of Peppers Ferry Blvd., -VA Rt. 114 (variable width right of way) and the western right of way of Bellspring Road -VA Rt. 600 (60'R/W); thence with the western right of way of Bellspring Road N 34-05-11 E for 67.07 feet to an iron pin; thence N 04-48-02 W for 431.08 feet to an iron pin being the Point of Beginning; thence leaving said western right of way and along the common line of Wal-Mart Real Estate (D.B. 1999-6036) S 85-15-23 W for 93.33 feet to an iron pin; thence S 51-05-00 W for 108.17 feet to a PK nail; thence S 38-56-25 E for 129.15 feet to an iron pin; thence S 06-03-35 W for 49.50 feet to an iron pin; thence S 51-03-35 W for 69.00 feet to an iron pin; thence N 38-56-25 W for 560.71 feet to a PK nail; thence N 06-05-00 E for 61.49 feet to an iron pin; thence N 51-05-00 E for 280.25 feet to an iron pin; thence along the common line of Ruben (D.B. 586-124) S 42-30-40 E for 243.63 feet to an iron pin; thence along the common line of Lewis (D.B. 496-709) S 42-30-40 E for 162.20 feet to an iron pin located along the western right of way of Bellspring Road; thence with said western right of way S 04-46-02 E for 105.16 feet to the Point of Beginning containing 3.822 Acres (166,495 Sq. Ft.) more or less.

"The property described and shown on the survey is the same as the property shown on First American Title Insurance Company's commitment no. NCS-573236VAINY".

**CERTIFICATE:**

To: Radford (Peppers Ferry) WMS, LLC; Wells Fargo Bank, National Association, its successors and/or assigns and 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 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6, 8, 9, 10, 11, 13, 14, 16, 18, 20a and 21 of Table A thereof.

The field work was completed on October 23, 2012.

Date of Plat or Map: October 24, 2012

PLS: JAMES R. FREELAND  
NO: 002783

