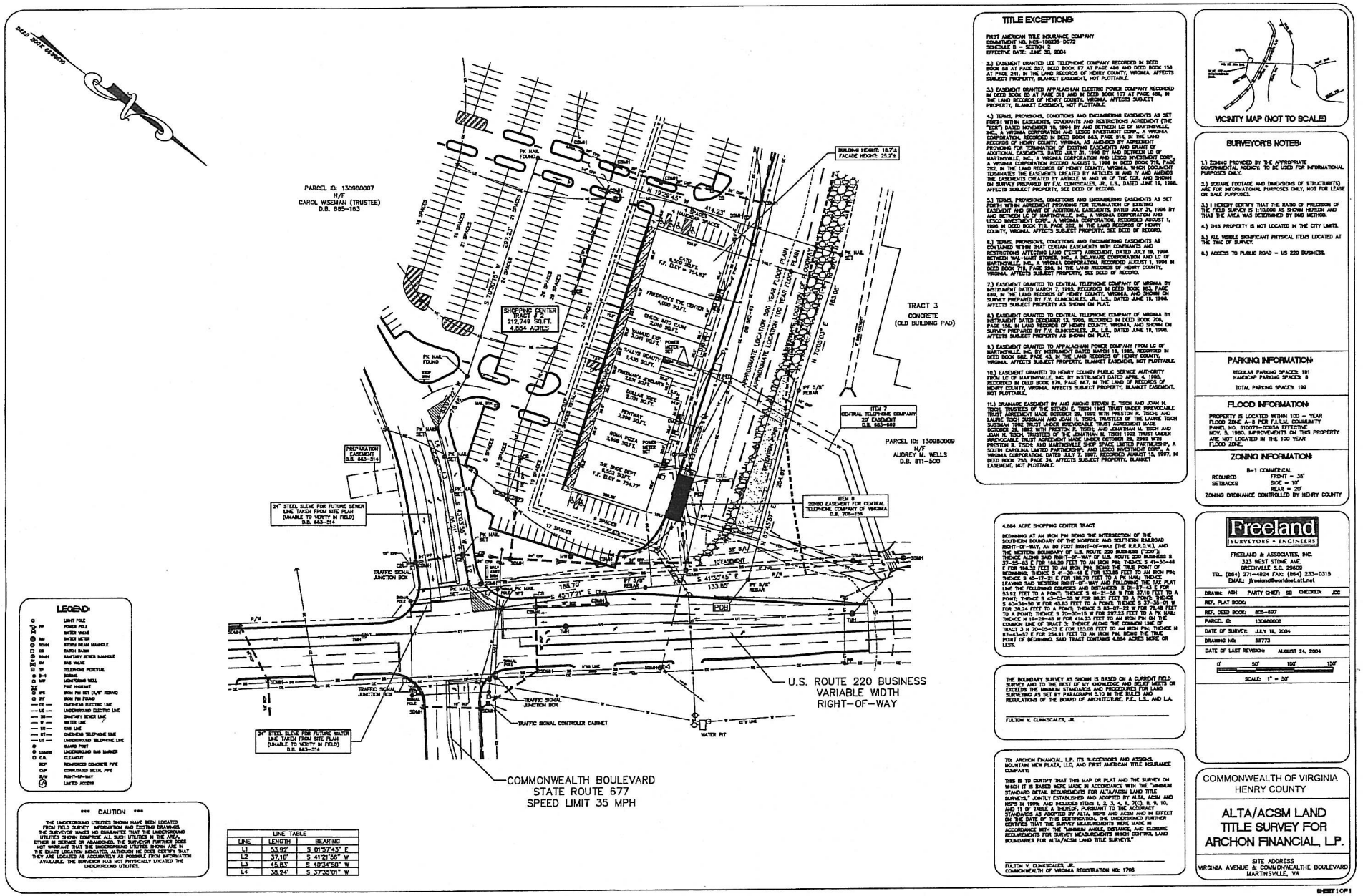

LEGEND

○	LIGHT POLE
○ PP	POWER POLE
○ WV	WATER VALVE
○ WM	WATER METER
○ SDMH	STORM DRAIN MANHOLE
□ CB	CATCH BASIN
○ SSMH	SANITARY SEWER MANHOLE
○ GV	GAS VALVE
○ TP	TELEPHONE PEDESTAL
○ B-T	BOLLARD
○ LS	LIGHTSTAND W/2
○ MW	MONITORING WELL
○ FH	FIRE HYDRANT
○ IPS	IRON PIN SET (5/8" REBAR)
○ IPF	IRON PIN FOUND
OHE	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND ELECTRIC LINE
SS	SANITARY SEWER LINE
W	WATER LINE
GAS	GAS LINE
OHT	OVERHEAD TELEPHONE LINE
UT	UNDERGROUND TELEPHONE LINE
○	GUARD POST
○ USMH	UNDERGROUND GAS MARKER
○ C.O.	CLEANOUT
RCP	REINFORCED CONCRETE PIPE
CMP	CORRUGATED METAL PIPE
R/W	RIGHT-OF-WAY
(A)	LIMITED ACCESS

*** CAUTION ***

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	53.92'	S 01°37'43" E
L2	37.10'	S 41°21'56" W
L3	45.83'	S 40°34'50" W
L4	38.24'	S 37°35'01" W

TITLE EXCEPTIONS

FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO. NCS-100239-CC72
SCHEDULE B - SECTION 2
EFFECTIVE DATE: JUNE 30, 2004

2.) EASEMENT GRANTED LEE TELEPHONE COMPANY RECORDED IN DEED BOOK 58 AT PAGE 537, DEED BOOK 87 AT PAGE 488 AND DEED BOOK 156 AT PAGE 241, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE.

3.) EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY RECORDED IN DEED BOOK 85 AT PAGE 318 AND IN DEED BOOK 107 AT PAGE 488, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE.

4.) TERMS, PROVISIONS, CONDITIONS AND ENCUMBERING EASEMENTS AS SET FORTH WITHIN EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT (THE "EASE") DATED NOVEMBER 10, 1994 BY AND BETWEEN LC OF MARTINSVILLE, INC., A VIRGINIA CORPORATION AND LESCO INVESTMENT CORP., A VIRGINIA CORPORATION, RECORDED IN DEED BOOK 843, PAGE 914, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA, AS AMENDED BY AMENDMENT PROVIDING FOR TERMINATION OF EXISTING EASEMENTS AND GRANT OF ADDITIONAL EASEMENTS, DATED JULY 31, 1996 BY AND BETWEEN LC OF MARTINSVILLE, INC., A VIRGINIA CORPORATION AND LESCO INVESTMENT CORP., A VIRGINIA CORPORATION RECORD AUGUST 1, 1996 IN DEED BOOK 715, PAGE 282, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA, WHICH DOCUMENT TERMINATES THE EASEMENTS CREATED BY ARTICLES III AND IV AND AMENDS THE EASEMENTS CREATED BY ARTICLE VI AND VII OF THE EASE, AND SHOWN ON SURVEY PREPARED BY F.N. CLINKSCALES, JR., L.S., DATED JUNE 19, 1996. AFFECTS SUBJECT PROPERTY, SEE DEED OF RECORD.

5.) TERMS, PROVISIONS, CONDITIONS AND ENCUMBERING EASEMENTS AS SET FORTH WITHIN AGREEMENT PROVIDING FOR TERMINATION OF EXISTING EASEMENT AND GRANT OF ADDITIONAL EASEMENTS, DATED JULY 31, 1996 BY AND BETWEEN LC OF MARTINSVILLE, INC., A VIRGINIA CORPORATION AND LESCO INVESTMENT CORP., A VIRGINIA CORPORATION, RECORDED AUGUST 1, 1996 IN DEED BOOK 715, PAGE 282, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, SEE DEED OF RECORD.

6.) TERMS, PROVISIONS, CONDITIONS AND ENCUMBERING EASEMENTS AS CONTAINED WITH THAT CERTAIN EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND ("ESA") AGREEMENT, DATED JULY 18, 1996 BETWEEN WAL-MART STORES, INC., A DELAWARE CORPORATION AND LC OF MARTINSVILLE, INC., A VIRGINIA CORPORATION, RECORDED AUGUST 1, 1996 IN DEED BOOK 715, PAGE 286, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, SEE DEED OF RECORD.

7.) EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF VIRGINIA BY INSTRUMENT DATED MARCH 7, 1995, RECORDED IN DEED BOOK 663, PAGE 660, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA, AND SHOWN ON SURVEY PREPARED BY F.N. CLINKSCALES, JR., L.S., DATED JUNE 19, 1996. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

8.) EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF VIRGINIA BY INSTRUMENT DATED DECEMBER 13, 1965, RECORDED IN DEED BOOK 706, PAGE 158, IN LAND RECORDS OF HENRY COUNTY, VIRGINIA, AND SHOWN ON SURVEY PREPARED BY F.N. CLINKSCALES, JR., L.S., DATED JUNE 19, 1996. AFFECTS SUBJECT PROPERTY AS SHOWN ON PLAT.

9.) EASEMENT GRANTED TO APPALACHIAN POWER COMPANY FROM LC OF MARTINSVILLE INC. BY INSTRUMENT DATED MARCH 16, 1995, RECORDED IN DEED BOOK 662, PAGE 43, IN THE LAND RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE.

10.) EASEMENT GRANTED TO HENRY COUNTY PUBLIC SERVICE AUTHORITY FROM LC OF MARTINSVILLE, INC. BY INSTRUMENT DATED APRIL 4, 1996, RECORDED IN DEED BOOK 878, PAGE 847, IN THE LAND OF RECORDS OF HENRY COUNTY, VIRGINIA. AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE.

11.) DRAINAGE EASEMENT BY AND AMONG STEVEN E. TISCH AND JOAN H. TISCH, TRUSTEES OF THE STEVEN E. TISCH 1992 TRUST UNDER IRREVOCABLE TRUST AGREEMENT MADE OCTOBER 29, 1992 WITH PRESTON R. TISCH; AND LAUREL TISCH SUSSMAN AND JOAN H. TISCH, TRUSTEES OF THE LAUREL TISCH SUSSMAN 1992 TRUST UNDER IRREVOCABLE TRUST AGREEMENT MADE OCTOBER 29, 1992 WITH PRESTON R. TISCH; AND JONATHAN M. TISCH AND JOAN H. TISCH, TRUSTEES OF THE JONATHAN M. TISCH 1992 TRUST UNDER IRREVOCABLE TRUST AGREEMENT MADE UNDER OCTOBER 29, 1992 WITH PRESTON R. TISCH AND MARTINSVILLE SHOP SPACE LIMITED PARTNERSHIP, A SOUTH CAROLINA LIMITED PARTNERSHIP, AND LESCO INVESTMENT CORP., A VIRGINIA CORPORATION DATED JULY 7, 1997, RECORDED AUGUST 15, 1997, IN DEED BOOK 759, PAGE 24. AFFECTS SUBJECT PROPERTY, BLANKET EASEMENT, NOT PLOTTABLE.

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.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:15,000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.

4.) THIS PROPERTY IS NOT LOCATED IN THE CITY LIMITS.

5.) ALL VISIBLE SIGNIFICANT PHYSICAL ITEMS LOCATED AT THE TIME OF SURVEY.

6.) ACCESS TO PUBLIC ROAD - US 220 BUSINESS.

PARKING INFORMATION:

REGULAR PARKING SPACES: 181
HANDICAP PARKING SPACES: 8

TOTAL PARKING SPACES: 189

FLOOD INFORMATION:

PROPERTY IS LOCATED WITHIN 100 - YEAR FLOOD ZONE A=+ PER F.I.R.M. COMMUNITY PANEL NO. 510078-0005A EFFECTIVE NOV. 5, 1980. IMPROVEMENTS ON THIS PROPERTY ARE NOT LOCATED IN THE 100 YEAR FLOOD ZONE.

ZONING INFORMATION:

B-1 COMMERCIAL

REQUIRED SETBACKS	FRONT = 35'
	SIDE = 10'
	REAR = 20'

ZONING ORDINANCE CONTROLLED BY HENRY COUNTY

4.884 ACRE SHOPPING CENTER TRACT

BEGINNING AT AN IRON PIN BEING THE INTERSECTION OF THE SOUTHERN BOUNDARY OF THE NORFOLK AND SOUTHERN RAILROAD RIGHT-OF-WAY, AN 80 FOOT RIGHT-OF-WAY (THE N.&S.R.R.R.W.), AND THE WESTERN BOUNDARY OF U.S. ROUTE 220 BUSINESS (THE U.S. 220 BUS. R/W); THENCE ALONG SAID RIGHT-OF-WAY OF U.S. ROUTE 220 BUSINESS S 37-35-03 E FOR 146.20 FEET TO AN IRON PIN; THENCE S 41-30-44 E FOR 184.33 FEET TO AN IRON PIN; BEING THE TRUE POINT OF BEGINNING; THENCE S 41-30-44 E FOR 133.85 FEET TO AN IRON PIN; THENCE S 48-17-21 E FOR 185.70 FEET TO AN IRON PIN; THENCE LEAVING SAID WESTERN RIGHT-OF-WAY AND FOLLOWING THE TAX PLAT LINE THE FOLLOWING COURSES AND DISTANCES S 01-37-43 E FOR 53.92 FEET TO A POINT; THENCE S 41-21-56 W FOR 37.10 FEET TO A POINT; THENCE S 42-01-38 W FOR 84.81 FEET TO A POINT; THENCE S 40-34-50 W FOR 45.83 FEET TO A POINT; THENCE S 37-35-01 W FOR 38.24 FEET TO A POINT; THENCE S 83-07-14 W FOR 78.48 FEET TO A POINT; THENCE S 70-30-15 W FOR 297.33 FEET TO A PK NAIL; THENCE N 19-29-45 W FOR 414.23 FEET TO AN IRON PIN ON THE COMMON LINE OF TRACT 3; THENCE ALONG THE COMMON LINE OF TRACT 3 N 70-30-15 E FOR 185.08 FEET TO AN IRON PIN; THENCE N 67-43-37 E FOR 254.81 FEET TO AN IRON PIN, BEING THE TRUE POINT OF BEGINNING. SAID TRACT CONTAINS 4.884 ACRES MORE OR LESS.

THE BOUNDARY SURVEY AS SHOWN IS BASED ON A CURRENT FIELD SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS OR EXCEEDS THE MINIMUM STANDARDS AND PROCEDURES FOR LAND SURVEYING AS SET BY PARAGRAPH 3.10 IN THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURE, P.E., L.S., AND L.A.

FULTON V. CLINKSCALES, JR.

TO: ARCHON FINANCIAL, L.P. ITS SUCCESSORS AND ASSIGNS, MOUNTAIN VIEW PLAZA, LLC, 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 "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(C), 8, 9, 10, AND 11 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

FULTON V. CLINKSCALES, JR.
COMMONWEALTH OF VIRGINIA REGISTRATION NO: 1705

Freeland
SURVEYORS + ENGINEERS
FREELAND & ASSOCIATES, INC.
333 WEST STONE AVE.
GREENVILLE S.C. 29609
TEL. (864) 271-4824 FAX: (864) 233-0315
EMAIL: jfreeland@worldnet.att.net

DRAWN: ASH	PARTY CHIEF: BB
CHECKED: JCC	
REF. PLAT BOOK:	
REF. DEED BOOK:	809-827
PARCEL ID:	130980008
DATE OF SURVEY:	JULY 19, 2004
DRAWING NO:	58773
DATE OF LAST REVISION:	AUGUST 24, 2004

0' 50' 100' 150'
SCALE: 1" = 50'

COMMONWEALTH OF VIRGINIA
HENRY COUNTY

ALTA/ACSM LAND TITLE SURVEY FOR ARCHON FINANCIAL, L.P.

SITE ADDRESS
VIRGINIA AVENUE & COMMONWEALTHE BOULEVARD
MARTINSVILLE, VA