

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	270.00'	41.98'	21.03'	41.93'	N 88°08'04" E	08°54'27"
C2	330.00'	123.75'	62.61'	123.03'	N 80°09'08" E	21°29'12"
C3	270.00'	99.48'	50.31'	98.92'	N 59°57'50" E	21°06'37"
C4	330.00'	79.55'	39.97'	79.38'	S 56°18'54" W	13°48'44"
C5	270.00'	48.10'	24.11'	48.04'	S 55°37'24" W	10°12'25"

LINE	LENGTH	BEARING
L1	27.51'	N 27°35'17" E
L2	22.50'	N 72°35'18" E
L3	19.07'	N 58°52'00" E
L4	19.40'	N 72°35'18" E
L5	58.11'	S 42°35'18" W
L6	82.89'	S 17°24'42" E
L7	82.89'	S 17°24'42" E
L8	66.04'	S 27°35'18" W
L9	23.28'	N 26°43'05" E
L10	57.92'	S 17°24'42" E
L11	60.03'	N 17°24'42" W
L12	6.84'	N 82°24'42" W

- LEGEND:**
- POB POINT OF BEGINNING
 - POC POINT OF COMPLETION
 - TEMPORARY BENCHMARK
 - IRON PIN SET (5/8" REBAR)
 - IRON PIN FOUND
 - RIGHT-OF-WAY
 - LIMITED ACCESS
 - POWER POLE
 - LIGHT POLE
 - WATER VALVE
 - WATER METER
 - FIRE HYDRANT
 - GUARD POST
 - SSM SIGN
 - CPP CORRUGATED PLASTIC PIPE
 - OE OVERHEAD ELECTRIC LINE
 - UE UNDERGROUND ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - W WATER LINE
 - GS GAS LINE
 - OT OVERHEAD TELEPHONE LINE
 - UT UNDERGROUND TELEPHONE LINE
 - SSMH SANITARY SEWER MANHOLE
 - CLEANOUT
 - CB CATCH BASIN
 - SD STORM DRAIN PIPE
 - FENCE
 - WHITE LINE
 - DASHED WHITE LINE
 - YELLOW LINE
 - GS GAS VALVE
 - GM GAS METER

SURVEYORS CERTIFICATE:

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 5.10 in the Rules and Regulations of the Board of Architecture, P.E., L.S. and L.A.

James R. Freeland
P.L.S. 2783

ALTA CERTIFICATE:

This survey is made for the benefit of BLUEFIELD (RIDGEMAN) WMS, LLC, SOLEMAN SAGS COMMERCIAL, MORTGAGE CAPITAL, L.P., together with its successors and 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 Standards and Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS and include items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(b), 8, 9, 10(a), 11(a), 11(b), 13, 14, 16, 17, 18 and 19 of Table A of the ALTA/ACSM Land Title Survey.

James R. Freeland
Professional Land Surveyor No. 2783

PARKING INFORMATION

SHOP TRACT

469 REGULAR SPACES
11 HANDICAP SPACES

480 SPACES TOTAL

ZONING INFORMATION

ZONING: S-1
(SHOPPING CENTER DISTRICT)

SETBACK LINE
FRONT: 30' ALONG ALL ROADS
SIDE: 5'
REAR: 5'
MAXIMUM BUILDING HEIGHT: 35'
REQUIRED PARKING: 15% PER 300 SQ. FT.

FLOOD INFORMATION

THIS PROPERTY IS LOCATED IN FLOOD ZONAL FLOODING (AREAS OF SPECIAL FLOOD HAZARD) (FLOOD INSURANCE RATE MAP NO. 13080C0200, EFFECTIVE DATE: FEB. 18, 2011)

CURRENT OWNER

BLUEFIELD (RIDGEMAN) WMS, LLC
C/O RIVERCREST REALTY ASSOCIATES, LLC
8616 SIX FORKS ROAD, SUITE 201
RUIDEN, NC 27215

TITLE EXCEPTIONS:

Declarations to Subdivide Sec. 2, First American Title Insurance Company Conditional Fee Policy No. 0001000100 Effective Date: June 9, 2011

4. Declaration of Access by MD of Bluefield, L.L.C., dated January 18, 2002, recorded January 22, 2002 in Deed Book 836, page 816. "Affects property north to plot 22, 2002 in Deed Book 836, page 816, and corrected and re-recorded in Deed Book 836, page 827. "Affects subject property. Access easement shown along northern section of subject property, liable to plot from document provided."

5. Declaration of Access by MD of Bluefield, L.L.C., dated December 6, 2001, recorded January 22, 2002 in Deed Book 836, page 816, and corrected and re-recorded in Deed Book 836, page 827. "Affects subject property. Access easement shown along northern section of subject property, liable to plot from document provided."

6. Easement granted to General Telephone Company of the Southwest by The Leshwood Company dated October 12, 1977, recorded in Deed Book 442, page 130. "Affects subject property. Shown along eastern section of right of way of College Avenue."

7. Agreement Regarding Construction, Easements and Restrictions dated April 30, 1991 by and between Wal-Mart Stores, Inc. and The Leshwood Company and recorded in Deed Book 620, page 649, which establishes various easements. "Easement affecting property for utility and storm water lines. Unlocated per Deed Book 802, page 649."

8. An 80 foot wide easement along the entire northern boundary line of the subject property for utility and storm water lines. Unlocated per Deed Book 802, page 649.

9. A storm drainage easement for the benefit of the adjacent property to the east of the subject property. "Does not affect subject property."

10. Deed to Sanitary Sewer Lines of Ridgeman Plaza by and between MD of Bluefield and the Town of Bluefield, Virginia, recorded October 4, 2001 in Deed Book 836, page 1005, for the location of sanitary sewer lines located on the subject property and the grant of an easement 15 feet in width over said lines. "Affects subject property. Shown along front of Shop Tract building."

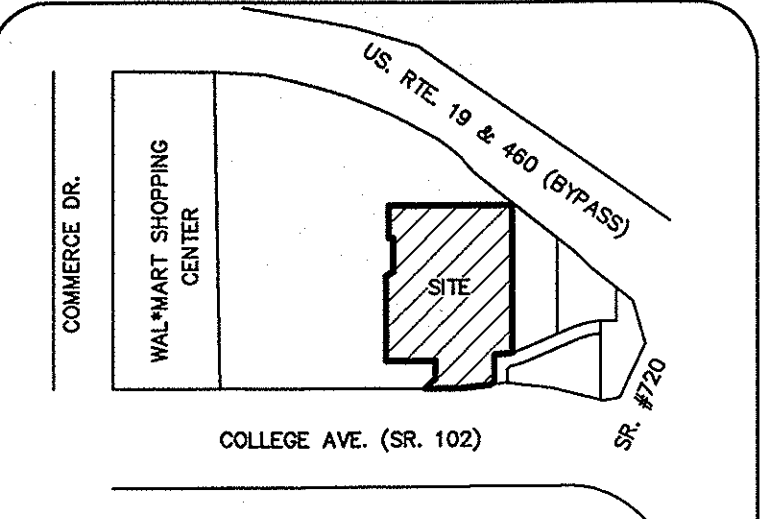
11. Right of Way Agreement dated November 14, 2001 by and between MD of Bluefield, L.L.C. and Bluefield Home Water Company recorded in Deed Book 836 at page 211, granting 15 foot wide water easement running throughout the property. "Affects subject property. 15' water easement shown along rear of Shop Tract building."

12. Deed of Lease between Bluefield Shop Space Limited Partnership, Lessor and Virginia Atlantic Beverage Distributor, Lessee, dated December 4, 2002, recorded January 17, 2003, in Deed Book 868, page 621. "See survey matter to address."

13. The following matters set forth an plat of survey prepared by James R. Freeland, Professional Land Surveyor No. 2783, and recorded in Deed Book 836 at page 816, and corrected and re-recorded in Deed Book 836, page 827. "Affects subject property. 30' Sanitary Sewer Easement shown along eastern right of way of College Avenue."

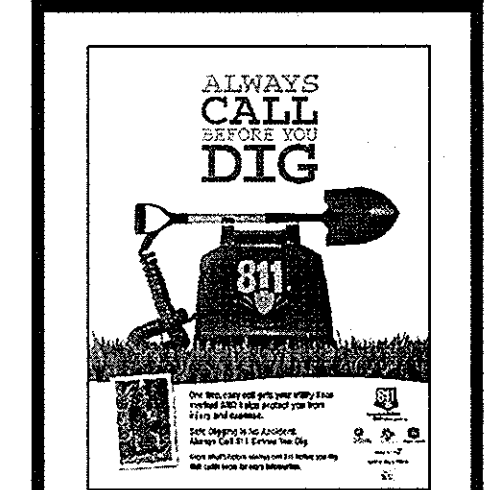
14. Declaration Deed dated February 12, 2003 by and between MD of Bluefield, L.L.C., Bluefield Shop Space Limited Partnership, Wal-Mart Stores, Inc., and Wal-Mart Business Trust. All Coparties Eddi Hittinger and the Trust of Bluefield, recorded in Deed Book 868 at page 133, as amended by Amendment 1 to Deed Book 868, page 999. "Affects subject property. 30' Sanitary Sewer Easement shown along eastern right of way of College Avenue."

15. Deed of Easement and Right-of-Way by and between First Community Bank, N.A., a National Banking Association, and Bluefield (Ridgeman) WMS, L.L.C., a Virginia Limited Liability Company, as successors in interest to MD of Bluefield, L.L.C., a South Carolina Limited Liability Company, and Bluefield Home Water Company, dated May 18, 2006, recorded June 15, 2006 in Deed Book 868, page 621. "See survey matter to address."



SURVEYORS NOTES:

- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
- SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURES ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
- 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.
- THE WORDS "CERTIFY", "CERTIFIED" OR "CERTIFICATION" AS USED HEREIN ARE UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWN INFORMATION AND BELIEF, AS SUCH, DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.
- 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.
- I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREA WAS MEASURED BY THE METHOD OF FEB. 18, 2011, IN TAZEWELL COUNTY, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO COLLEGE AVENUE (STATE RT. 102), A DEDICATED PUBLIC STREET OR HIGHWAY.
- THE TOTAL NUMBER OF STRIPED PARKING SPACES REQUIRED BY LOCAL ZONING ORDINANCE IS 443, INCLUDING 9 DESIGNATED HANDICAPPED SPACES. THE NUMBER OF ACTUAL PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 480, INCLUDING 11 DESIGNATED AS HANDICAPPED SPACES.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-4058354-WAY DESIGNATED EFFECTIVE DATE OF JUNE 9, 2011 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE ARE NO PROPOSED CHANGES IN STRIGHT RIGHT OF WAY LINES AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE IS WETLAND AREAS LOCATED ON THE PROPERTY.
- THE SHOP SPACE SHOWN AS BURKE'S IS TO BE LEASED BY BURKE'S BUT AT THE TIME OF SURVEY THAT SPACE HAD NOT BEEN OCCUPIED.



ALWAYS CALL TO DIG
BEFORE YOU DIG
CALL 811 BEFORE YOU DIG
YOUR UNDERGROUND UTILITIES MARKED FOR FREE.

U.S. ROUTE # 460 BY-PASS
VARIABLE WIDTH R/W
ASPHALT IN GOOD COND.
SPEED LIMIT 55 MPH

POSSIBLE ENCROACHMENTS:

NONE OBSERVED

LAND AREA:

448,071 SQ. FT.
10.286 ACRES

PARKING INFORMATION

SHOP TRACT

469 REGULAR SPACES
11 HANDICAP SPACES

480 SPACES TOTAL

ZONING INFORMATION

ZONING: S-1
(SHOPPING CENTER DISTRICT)

SETBACK LINE
FRONT: 30' ALONG ALL ROADS
SIDE: 5'
REAR: 5'
MAXIMUM BUILDING HEIGHT: 35'
REQUIRED PARKING: 15% PER 300 SQ. FT.

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CURRENT OWNER

BLUEFIELD (RIDGEMAN) WMS, LLC
C/O RIVERCREST REALTY ASSOCIATES, LLC
8616 SIX FORKS ROAD, SUITE 201
RUIDEN, NC 27215

PARCEL DESCRIPTION

PARCEL 1

Commencing at an iron pin located at the right-of-way intersection of the eastern right-of-way of State Route 720 and the southern right-of-way of State Route 102 (College Ave.) and following the southern right-of-way of State Route 102 N 63°39'23" E for 79.90 feet to an iron pin; thence N 65°34'29" E for 236.32 feet to an iron pin; thence N 79°31'43" E for 219.81 feet to an iron pin; thence N 65°53'12" E for 71.85 feet to an iron pin, being the True Point of Beginning; thence N 65°53'12" E for 133.74 feet to an iron pin; thence N 72°27'24" E for 166.09 feet to an iron pin, being the common corner with Tract 1; thence leaving said right-of-way and following the common line with Tract 1 S 47°35'18" W for 68.04 feet to an iron pin; thence S 17°24'42" E for 82.89 feet to an iron pin; thence N 17°24'42" W for 232.43 feet to an iron pin; thence S 17°24'42" E for 395.56 feet to an iron pin; thence S 42°35'18" W for 38.11 feet to an iron pin; thence S 17°24'42" E for 155.39 feet to an iron pin; thence N 72°35'18" E for 19.07 feet to an iron pin; thence S 17°24'42" E for 151.47 feet to an iron pin; thence S 72°35'18" W for 573.32 feet to a point; thence N 17°24'42" W for 685.21 feet to an iron pin; thence N 58°52'00" E for 19.07 feet to an iron pin; thence along a curve to the right having a radius of 270.00 feet, an arc of 41.98 feet and a chord of N 88°08'04" E for 41.93 feet to an iron pin; thence N 72°35'18" E for 22.50 feet to an iron pin; thence N 17°24'42" W for 122.43 feet to an iron pin; thence N 27°35'17" E for 27.51 feet to an iron pin, being the Point of Beginning. Said tract contains 10.286 acres or 448,072 square feet more or less.

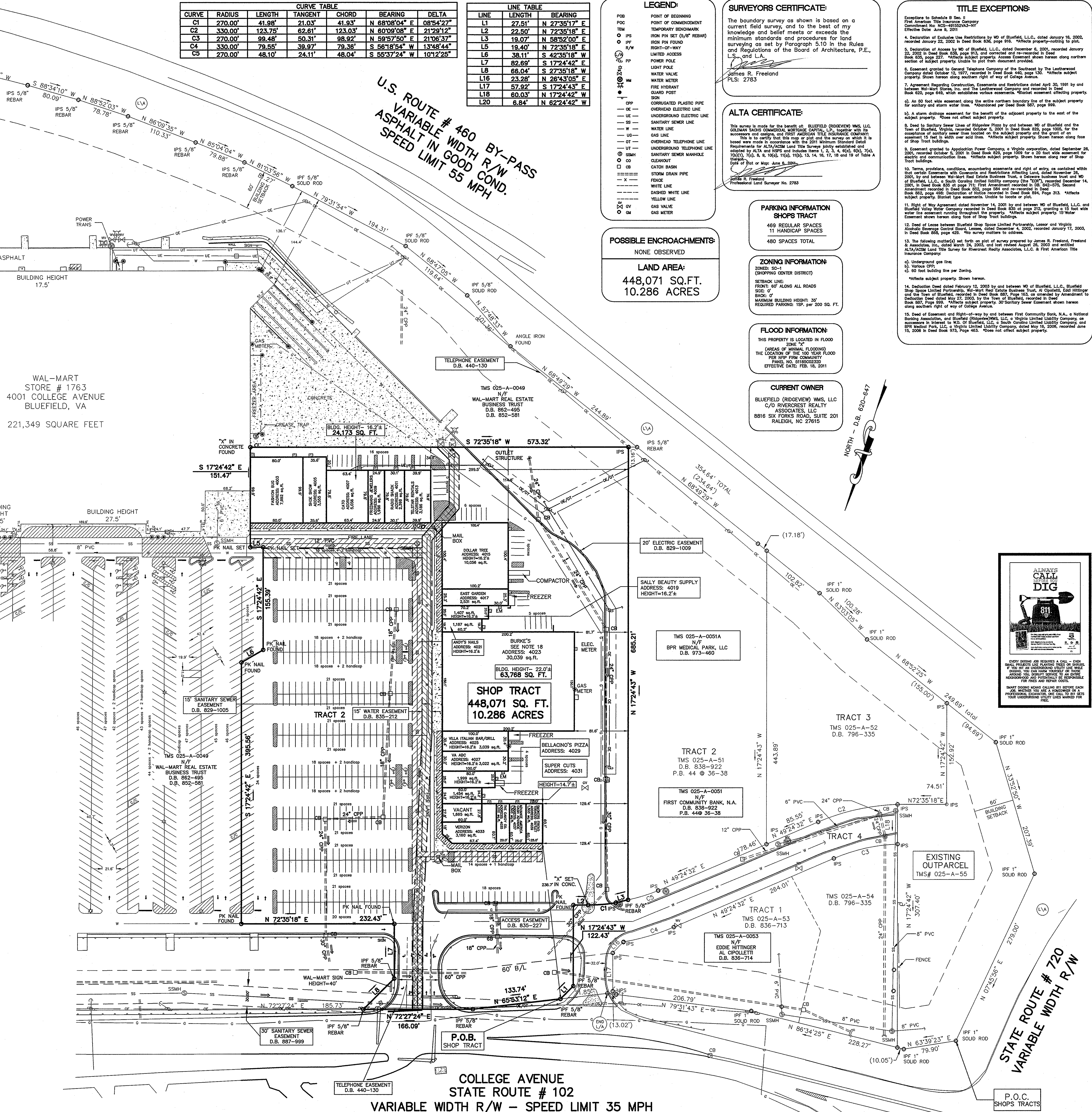
And also being shown on that certain ALTA/ACSM Land Title Survey for MD of Bluefield, L.L.C. prepared by Freeland & Associates, Inc., dated August 21, 2001, recorded in the Clerk's Office of Tazewell County, Virginia in Plot Book 829, page 1005.

PARCEL 2

TOGETHER WITH all right, title and interest in a non-exclusive easement for the use of roadway, driveway, ingress and egress, parking and unloading of commercial and other vehicles and the use of facilities installed for certain and commercial use more particularly described and defined within certain Easements with Covenants and Restrictions Affecting Land, dated November 20, 2001, by and between Wal-Mart Stores, Inc. and The Leshwood Company and MD of Bluefield, L.L.C., a South Carolina limited liability company (the "Easement"), recorded December 14, 2001, in Deed Book 830 at page 711; First Amendment to Deed Book 842, Page 275; Second Amendment recorded in Deed Book 852, page 554 and re-recorded in Deed Book 862, page 496; Declaration of Notice recorded in Deed Book 864, Page 313, in the aforesaid Clerk's Office.

PARCEL 3

TOGETHER WITH all right, title and interest in a non-exclusive easement for ingress and egress over and across the Road Front or more aptly set forth and defined within that certain Access Easement Agreement dated April 30, 2002, by and between MD of Bluefield, L.L.C. and Bluefield Shop Space Limited Partnership, recorded May 18, 2002 in Deed Book 847 at page 679, in the aforesaid Clerk's Office.



COLLEGE AVENUE
STATE ROUTE # 102
VARIABLE WIDTH R/W - SPEED LIMIT 35 MPH

STATE ROUTE # 720
VARIABLE WIDTH R/W

FREELAND
SURVEYORS - ENGINEERS

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

DRAWN: BEC PARTY CHIEF: RM CHECKED: GDA
REF. DEED BOOK: 43-142-144
TAX MAP: 025-A-050
DATE OF SURVEY: 6-2-2011
DATE DRAWN: 6-6-2011
DRAWING NO: 63263-SHOPS
DATE OF LAST REVISION: 7-27-11 TITLE

SCALE: 1" = 60'

P.L.S. JAMES R. FREELAND
INC. 2783

COMMONWEALTH OF VIRGINIA
TOWN OF BLUEFIELD
TAZEWELL COUNTY

ALTA/ACSM LAND TITLE AS-BUILT
SURVEY FOR
BLUEFIELD (RIDGEMAN) WMS, LLC

RIDGEMAN PLAZA SHOPPING CENTER
4001 COLLEGE AVE
BLUEFIELD, VA 24605