	LINE TA	BLE
LINE	LENGTH	BEARING
L1	50.51'	S 60°44°27" E
L2	11.75'	N 29°24'08" E
L3	30.51	N 29"6'20" E
L4	31.15'	N 2919'53" E
L5	19.71	S 79'42'38" W
<u>L6</u>	25.31°	S 56'29'01" W
<u>L7</u>	22.42'	S 51°05'35" W
L9	18.06'	N 08*24'11" W
L10	4.09'	S 19'05'37" W
L11	26.30'	N 64°37'31" W
L12	71.16'	S 42'45'22" W
L13	82.08'	N 87'52'40" W
L14 TIE	39.78'	S 16'40'28" W
L15	76.84 '	S 02'06'11" W
L16	9.80'	S 18'49'32" W
L17	50.24	N 64'36'13" W
L18	5.00'	S 87'52'33" E
L19	80.66'	S 02'07'27" W
L20	5.00'	N 87'52'33" W
L21	80.66	N 02'07'27" E
L22 TOT. TIE	95.06'	S 02'07'27" W

			CURVE T	ABLE		
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	110.00'	79.24'	41.42'	77.53	N 71'31'01" E	4176'22"
C2	1027.27	191.31'	95.93'	191.03'	N 0313'36" W	10'40'13"
C3	989.14	76.70'	38.37'	76.68'	N 00'07'36" W	4*26'34"
C4	282.60'	82.41'	41.50'	82,11	N 10'25'49" E	16'42'26"
C5	40.00'	63.08'	40.25'	56.74'	S 46'59'13" W	90'21'23"
C6	332.60'	96.93'	48.81'	96.59'	N 10°28'33" E	16'41'54"

TMS# 379-A-6

COMMONWEALTH-NORTON PARTNERS D.B 200602867

TMS# 379-A-6B

GE CREDIT ÉQUITIES, INC

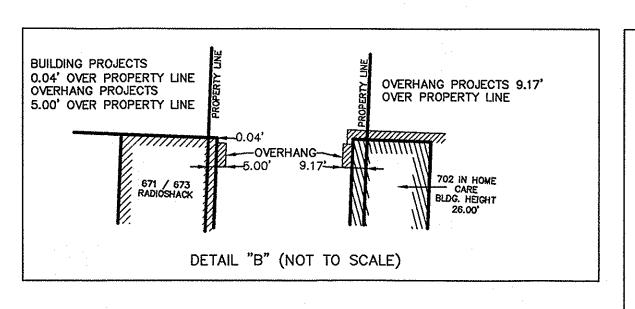
150,135 SQ.FT.

3.447 ACRES

FACE OF CURB

D.B 200602866

REBAR CAP T&



TMS# 379-A-6A

GE CREDIT ÉQUITIES. INC.

D.B 200602866

165.410 SQ.FT.

3.797 ACRES

TMS# 379-A-5

WAL-MART REAL ESTATE

BUS, TR. TA DEPT. STORE

D.B. 200401032

CAP T&L

PROJECT 4.94'

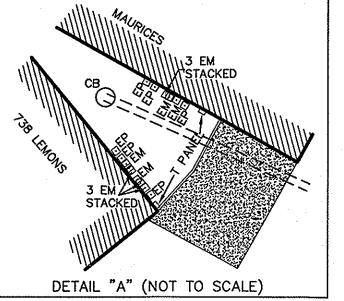
WAL-MART

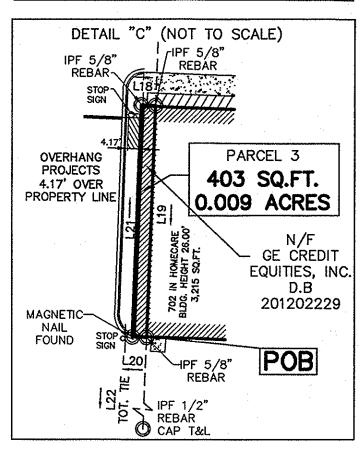
TMS# 379-A-5

WAL-MART REAL ESTATE

D.B. 200401032

BUS. TR. TA DEPT. STORE





ZONING INFORMATION: ZONED: B-3 (GENERAL BUSINESS)

SETBACK LINE: FRONT: 0 SIDE: IN ALL BUSINESS ZONES, AS SHOWN ON

THE ZONING MAP, THERE SHALL BE NO SETBACK, UNLESS THE BUILDING IS IN THE SAME BLOCK AS A RESIDENTIAL ZONE AND THEN THE SETBACK SHALL BE TWENT-FIVE (25) FEET.

MAXIMUM BUILDING HEIGHT: N ALL GENERAL AND CENTRAL BUSINESS ZONES AND INDUSTRIAL ZONES, AS SHOWN ON THE ZONING MAP, MAXIMUM HEIGHT FIR BUILDINGS IS NOT LIMITED EXCEPT THAT HEIGHTS ABOVE FOUR (4) STORIES SHALL BE SUBJECT TO APPROVAL OF THE

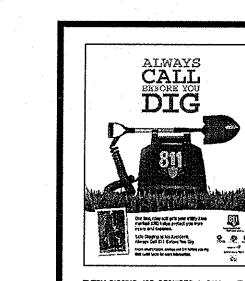
FLOOD INFORMATION: THIS PROPERTY IS LOCATED IN FLOOD

ZONE "X" (AREAS OF MINIMAL FLOODING) THE LOCATION OF THE 100 YEAR FLOOD PER NFIP FIRM COMMUNITY PANEL NO. 51195C0230D EFFECTIVE DATE: FEBRUARY 18, 2011

PARKING INFORMATION

REGULAR SPACES 391 HANDICAP SPACES LOADING SPACES SPACES TOTAL 404

REQUIRED SPACES: REGULAR SPACES HANDICAP SPACES LOADING SPACES



LEGEND: POINT OF BEGINNING IRON PIN FOUND RIGHT-OF-WAY და PP POWER POLE GUY ANCHOR

ELECTRIC PANEL ☐ T-PED TELEPHONE PEDESTAL TPANEL TELEPHONE PANEL CA.TV. PANEL CABLE TELEVISION PANEL 1 HEAD LIGHT STANDARD 2 HEAD LIGHT STANDARD 3 HEAD LIGHT STANDARD CATCH BASIN □ cB

Deed Book 7, page 429, Deed Book 91, page 245, and Deed Book 143, page 163. *MAY OR MAY NOT AFFECT. DESCRIPTION IS TO VAGUE TO PLOT OR DETERMINE LOCATION.

5. Easement granted to Paramount Energy LLC, dated March 2, 2005, recorded March 21, 2005, as

10. Terms, conditions, provisions, restrictions and agreements contained in Agreement Regarding Use Restrictions dated July 12, 2012 and recorded as Instrument No. 201202231. Amended by Amended and Restated Agreement Regarding Use Restrictions dated January 24, 2013 and recorded as Instrument No. 201300477. * AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT.



166,276 square feet more or less.

TAX PARCEL 379-A-6A

Beginning at an iron pin on the east right of way of Commonwealth Drive (50' public r/w) located approximately 386 feet along said right-of-way south of its intersection with the right of way of Hawthorne Drive (100' public r/w) thence running along S 60-44-27 E for 50.51 feet to an iron pin; thence N 29-24-08 E for 11.75 feet to an iron pin; thence S 60-43-04 E for 172.71 feet to a PK Nail; thence N 29-16-20 E for 30.51 feet to a PK Nail; thence S 60-45-06 E for 163.99 feet to a Mag Nail; thence N 29-19-53 E for 31.15 feet to Mag Nail; thence S 60-44-04 E for 166.32 feet to a point; thence S 29-15-56 W for 175.97 feet passing a Tack at 1.04 feet to a Tack; thence S 79-42-38 W for 19.71 feet to an iron pin; thence S 56-29-01 W for 25.31 feet to an iron pin; thence S 55-29-01 W for 25.31 feet to an iron pin; thence S 51-05-35 W for 22.42 feet to an iron pin; thence S 50-50-43 W for 113.97 feet to an iron pin; thence along a curve concave to the north having a radius of 110.00 feet, an arc of 79.24 feet and a chord of S 71-31-00 W for 77.53 feet to an iron pin; thence N 87-51-56 W for 169.76 feet to an iron pin; thence along a curve concave to the southwest having a radius of 40.00 feet, an arc of 63.08 feet and a chord of S 46-59-13 W for 56.74 feet to an iron pin; thence along the east right of way of Commonwealth Drive N 02-07-27 E for 95.06 feet to an iron pin; thence along said right of way N 87-52-33 W for 5.00 feet to a Mag Nail; thence N 02-07-27 E for 80.66 feet to an iron pin; thence S 87-52-33 E for 5.00 feet to an iron pin; thence N 02-07-27 E for 136.49 feet to an iron pin; thence along a curve concave to the west having a radius of 1027.27 feet, an arc of 191.31 feet and a chord of N 03-13-36 W for 191.03 feet to a Mag Nail; thence N 08-24-11 W for 18.06 feet to an Iron pin being the Point of Beginning. Said tract contains 3.817 acres or

Beginning at a PK Nail located along the west right of way of Commonwealth Drive (50' public r/w) located approximately 461 feet along said right-of-way south of its intersection with the right of way of Hawthorne Drive (100' public r/w) thence running along a curve concave to the west having a radius of 978.27 feet, an arc of 76.66 feet and a chord of \$00-08-17 E for 76.64 feet to an iron pin; thence \$02-06-50 W for 388.98 feet to an iron pin; thence along a curve concave to the west having a radius of 282.60 feet, an arc of 82.41 feet and a chord of S 10-25-49 W for 82.11 feet to an iron pin; thence S 19-05-37 W for 4.09 feet to an iron pin; thence leaving said right of way N 64-37-31 W for 26.30 feet to an iron pin; thence N 68-51-00 W for 192.86 feet to an iron pin; thence S 42-45-22 W for 71.16 feet to an iron pin; thence N 02-02-02 E for 360.66 feet to an X in concrete: thence N 87-52-40 W for 82.08 feet to a PK Nail; thence N 02-09-24 E for 169.92 feet to a PK Nail; thence S 88-01-53 E for 345.36 feet to a PK Nail being the Point of Beginning. Said tract contains 3.447 acres or 150,135 square feet more or less. TAX PARCEL 379-A-6B

TOGETHER WITH those certain non-exclusive easements and other real property interests created under Easements with Covenants and Restrictions
Affecting Land dated February 14, 2004 by and between
Commonwealth-Norton Partners, L.P., a Tennessee limited partnership, and
Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded as Instrument No. 200401033 as modified by First Amendment to Easements with Covenants and Restrictions Affecting Land dated June 13, 2005, recorded as Instrument No. 200503359 among the aforesaid Records.

TOGETHER WITH the benefit of the easements appurtenant to the Land as set forth in that Sign Easement Agreement by and between Commonwealth—Norton Partners, L.P., a Tennessee limited partnership, and

General Electric Credit Equities, Inc., a Delaware corporation, dated July 12, 2012, recorded August 6, 2012 as Instrument No. 201202230, aforesaid

VICINITY MAP (NOT TO SCALE)

SURVEYOR'S NOTES:

O ANY CONSTRUCTION OR EXCAVATION.

1.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.

2.) ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY: TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

3.) 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.

4.) THE UNDERGROUND UTILITIES SHOWN HEREON WERE TAKEN FROM PLANS PROVIDED BY THE UTILITY COMPANIES AND FIELD MARKED BY LOCATOR SERVICES AND VISUAL APPARATUS SUCH AS VALVES AND METERS. CONTRACTOR SHALL CALL LOCATOR SERVICE FOR VERIFICATION PRIOR

POINT OF COMMENCEMENT IRON PIN SET (5/8" REBAR)

WATER VALVE WATER METER ⊗ WM FIRE HYDRANT FIRE DEPARTMENT CONNECTION © GTMH GREASE TRAP MANHOLE SANITARY SEWER MANHOLE CLEANOUTS records. ₩ GV GAS VALVE

GAS METER -0-- OE - OVERHEAD ELECTRIC LINE --- OT --- OVERHEAD TELEPHONE LINE --- UG--- GAS LINE --- SS --- SANITARY SEWER LINE - X --- FENCE ==== STORM DRAIN PIPE ----- DASHED WHITE LINE ---- YELLOW LINE

DOUBLE YELLOW LINE

RECORD DESCRIPTION:

Legal Description Commitment No. 3020-618483 All of those lots or parcels of land located in Wise County, Virginia, and more particularly described as follows:

That certain tract or parcel of land situate in the City of Norton, Wise County, Virginia, on the waters of Parson Branch and being more particularly described as follows. Beginning at an iron pin set (NAD 83 Coordinates N 3533591.01 E 10284155.75 and referenced N 23'07'14" W, 1268.17 feet to the intersection of U.S. Route 23 and State Route 757) on the east right-of way of Commonwealth Drive (Private), a corner to Tract 1; thence with Tract 1 S 60°43'22" E 50.48 feet to an iron pin set; thence N 29"16'38" E 11.75 feet to an iron pin set; thence S 60°43'22" E 172.75 feet to a Mag-Nail set; thence N 2976'38" E 30.50 feet to a Mag-Nail set; thence S 60°43°22" E 164.00 feet to a Mag-Nail set; thence N 29°16'38" E 31.16 feet to a Mag-Nail set; thence S 60°43°22" E 166.32 feet to a tack in a lead plug set; thence S 2976'38" W 175.97 feet to a tack in a lead plug set; thence S 79'41'19" W 19.65 feet to an iron pin set; thence S 56'32'30" W 25.33 feet to an iron pin set; thence S 50'51'36" W 22.45 feet to an iron pin set; a corner to the Norton Industrial Development Authority; thence leaving Tract 1 and with the Norton Industrial Development Authority S 50°51'36" W 113.95 to an iron pin set at the point of curvature; thence with a curve to the right having a radius of 110.00 feet, a chord of S 71°29'57" W, 77.55 feet, an arc distance of 79.25 feet to an iron pin set; thence N 87'51'43" W 169.78 feet to an iron pin set at the point of curvature; thence with a curve to the left having a radius of 40.00 feet, a chord of S 47°07°56" W, 56.57 feet, an arc distance of 62.84 feet to an iron pin set on the east right-of-way of Commonwealth

Drive (Private); thence leaving the Norton Industrial Development Authority and with the east right-of-way of Commonwealth Drive (Private) N 02'07'35" E 312.16 feet to an iron pin set at the point of curvature; thence with a curve to the left having a radius of 1028.27 feet, a chord of N 031212" W, 191.03 feet, an arc distance of 191.30 feet to an iron pin set; thence N 08'31'59" W 18.03 feet to the Beginning, containing

That certain tract or parcel of land situate in the City of Norton, Wise County, Virginia, on the waters of Parson Branch and being more particularly described as follows. Beginning at a mag nail set (NAD 83 Coordinates N 3533460.99 E 10284118.97 and referenced N 19'35'01" W, 1375.93 feet to the intersection of U. S. Route 23 and State Route 757) on a curve on the west right-of-way of Commonwealth Drive (private); thence with a curve to the right having a radius of 978.27 feet, a chord of \$ 00°0711" E, 76.69 feet, an arc distance of 76.70 feet to an iron pin set at the point of tangency; thence S 02'07'35" W 389.02 feet to an iron pin set at the point of curvature; thence with a curve to the right having a radius of 282.60 feet, a chord of S 10°28'33" W, 82.07 feet, an arc distance of 82.36 feet to an iron pin set at the point of tangency; thence S 18'49'32" W 4.10 feet to an iron pin set, a corner to a parcel owned by Commonwealth-Norton Partners, L.P.; thence with the Commonwealth-Norton Partners, L.P. parcel N 64*39*58" W 26.23 feet to an iron pin set, a corner to Lot 9 of Boco No. 1 Subdivision; thence leaving the Commonwealth-Norton Partners, L.P. parcel and with Lot 9 of Boco No. 1 Subdivision N 68°46′10" W 192.93 feet to an iron pin found; thence S 42'41'43" W 71.37 feet to an iron pin set; thence leaving Lot 9 of Boco No. 1 Subdivision and with four lines through the lands of Commonwealth-Norton Partners, L.P. Tract 3 Part A N 02°02'54" E 360.78 feet to an X'cut on curb; thence N 87'53'49" W 82.11 feet to a mag nail set; thence N 021014" E 169.92 feet to a mag nail set; thence S 88'00'47" E 345.39 feet to the Beginning, containing 3.4467

Together with those certain non-exclusive easements and other real property interests created under Easements with Covenants and Restrictions Affecting Land dated February 24, 2004 by and between Commonwealth-Norton Partners, L.P., a Tennessee limited partnership, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded as Instrument No. 200401033 as modified by First Amendment to Easements with Covenants and Restrictions Affecting Land dated June 13, 2005, recorded as instrument No. 200503359. among the aforesaid land

PARCEL 3: BEGINNING to an iron pin set on the east right-of-way of Commonwealth Drive (VA South NAD83, USFT coordinate N: 3533246.01 E: 10284164.03); thence with the east right-of-way of Commonwealth Drive S 02°07'35" W 80.66 feet to an iron pin set; thence, with 3 new lines through the right-of-way of Commonwealth Drive N 87*52.25" W 5.00 feet to a Mag-Nail set; N 02*07'35" E 80.66 feet to an iron pin set; S 87*52'25" E 5.00 feet to the BEGINNING, containing 403 square feet as conveyed by Quitclaim Deed recorded August 6, 2012 as Instrument No. 201202229.

POSSIBLE PROJECTIONS: WAL-MART -BUILDING, BURKES OUTLET-PORCH. RADIOSHACK-OVERHANG AND BUILDING, IN HOME CARE-BUILDING AND OVERHANG

CURRENT OWNER OF RECORD:

GE CREDIT EQUITIES, INC.

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-associates.com

DRAWN: IR PARTY CHIEF: KR CHECKED: JCC REF. PLAT BOOK: PC 2 SLIDE 2 PG.13

REF. DEED BOOK: INST.# 200602866 397-A-6A/6B

DATE OF SURVEY: 07-15-2013 DATE DRAWN: 07-22-2013 DRAWING NO:

DATE OF LAST REVISION: 8-29-2013 SCALE: 1" = 50'



PLS: JAMES R. FREELAND PLS NO: 2783

COMMONWEALTH OF VIRGINIA WISE COUNTY CITY OF NORTON

ALTA/ACSM LAND TITLE SURVEY FOR RIVERCREST REALTY

> SITE ADDRESS: 647-746 COMMONWEALTH DRIVE NORTON, VA 24273

TMS# 379-A-6 COMMONWEALTH-NORTON PARTNERS D.B 200602867 BURKES OUTLET 29,960 SQ.FT. BLDG. HGT. 23.2' AND STEPS PROJECT 5.67' -OVER PROPERTY LINE TRANSFORMER_ON CONC PAD TMS# 379-A-4 NORTON INDUSTRIAL DEV. AUTH. D.B. 201201729 APPROXIMATE LOCATION OF 20' GAS EASEMENT D.B. 200503990 CAP T&L IPF 1/2" REBAR CAP T&I · 母 * = = 三 元 元 TMS# 378-1-9 HANSFORD ASSOCIATES, L.P. CAP T&L D.B. 619 PG. 236 END OF INDUSTRIAL DRIVE BEGIN PRIVATE ROAD (COMMONWEALTH DRIVE) 1. Said described property is located within an area having a Zone Designation X by the Federal CERTIFICATE: Emergency Management Agency (FEMA), on Flood Insurance Rate Map NO. 51195C0230D, with a date of identification of February 18, 2011, for Community Panel No. 51195C0230D, in Wise NORTON (NORTON) SRX, LLC, GOLDMAN SACHS MORTGAGE County, Commonwealth of Virginia, which is the current Flood Insurance Rate Map for the COMPANY and their successors and assigns; RIVERCREST REALTY ASSOCIATES and FIRST AMERICAN TITLE community in which said premises is situated. INSURANCE COMPANY: 2. The property has direct physical access to Commonwealth Dr, a dedicated public street or 1,600 SQ.FT. 738 LEMONS JEWELER THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE 3. The total number of striped parking spaces required by local zoning ordinance is 405, including 8 designated as handicapped spaces. The number of actual parking spaces located 736 SALLY BEAUTY SUPPLY 1,600 SQ.FT. SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL 734 VERIZON 1,600 SQ.FT. on the subject property is 404, including 13 designated as handicapped spaces. REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS. 1,600 SQ.FT. 732 GIFTS & MORE JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, 4. The property described hereon is the same as the property described in First American Title Insurance Company Commitment No. 3020—618483 with an effective date of July 1, 2013 and AND INCLUDES ITEMS 1-4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 1,600 SQ.FT. 730 HR BLOCK 10a, 11a, 11b, 13, 14, 16, 17, and 18 OF TABLE A that all easements, covenants and restrictions referenced in said title commitment or 1,600 SQ.FT. 728 DESIGNING SMILES THEREOF. apparent from a physical inspection of the site or otherwise known to have been plotted THE FIELD WORK WAS COMPLETED ON 7-17-2013. 726 UNIQUE NAILS 1,600 SQ.FT hereon or otherwise noted as to their effect on the subject property. DATE OF PLAT OR MAP: 7-22-2013 1,600 SQ.FT. 724 ORANGE ORANGE 5. The accompanying survey was made on the ground and correctly shows the location of all buildings, structures and other improvements situated on the above premises; there are no 722 LITTLE MEXICO 3,200 SQ.FT. visible encroachments on the subject property or upon adjacent land abutting said property MNV 61213 BLDG. HEIGHT = 23.35'except as shown hereon and was made in accordance with laws and/or Minimum Standards of the Commonwealth of Virginia. JAMES R. FREELAND, PLS NO. 2783



TITLE EXCEPTIONS: FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-618483 EFFECTIVE: JULY 17, 2013 3. Terms and provisions of Oil and Gas Lease by and between Boco, Ltd and Equitable Resources Energy Company, dated February 25, 1998, recorded in as Instrument 980005670 as modified by

Limited Waiver of Surface Rights dated February 25, 2004 recorded March 9, 2004 as Instrument No. 200401000. *DOES NOT AFFECT SUBJECT PROPERTY. 4. Title to all the coal, oil, gas, and minerals within and underlying the premises, together with all mining and drilling rights, and other rights, privileges and immunities relating thereto, including but not limited to those rights contained in the following instruments of record:

5. Terms and provisions of Easements with Covenants and Restrictions Affecting Land dated February 24, 2004 by and between Commonwealth-Norton Partners, L.P., a Tennessee limited partnership, and Wal-Mart Real Estate Business Trust, a Delaware statutory trust, recorded as Instrument No. 200401033. First Amendment to Easements with Covenants and Restrictions Affecting Land dated June 13, 2005 recorded August 4, 2005 as Instrument No. 200503359. *AFFECTS, BLANKET EASEMENT ..

Instrument No. 200501105, as modified by Amendment dated March 2, 2005 recorded September 15, 2005 as Instrument No. 200503990. *AFFECTS AS SHOWN HEREON. 9. Terms, conditions, provisions, easements and agreements contained in Sign Easement Agreement dated July 12, 2012 and recorded as instrument No. 201202230. *BENEFITS SUBJECT PROPERTY. SIGN IS NOT LOCATED ON SUBJECT PROPERTY.

SHEET 1 OF 1