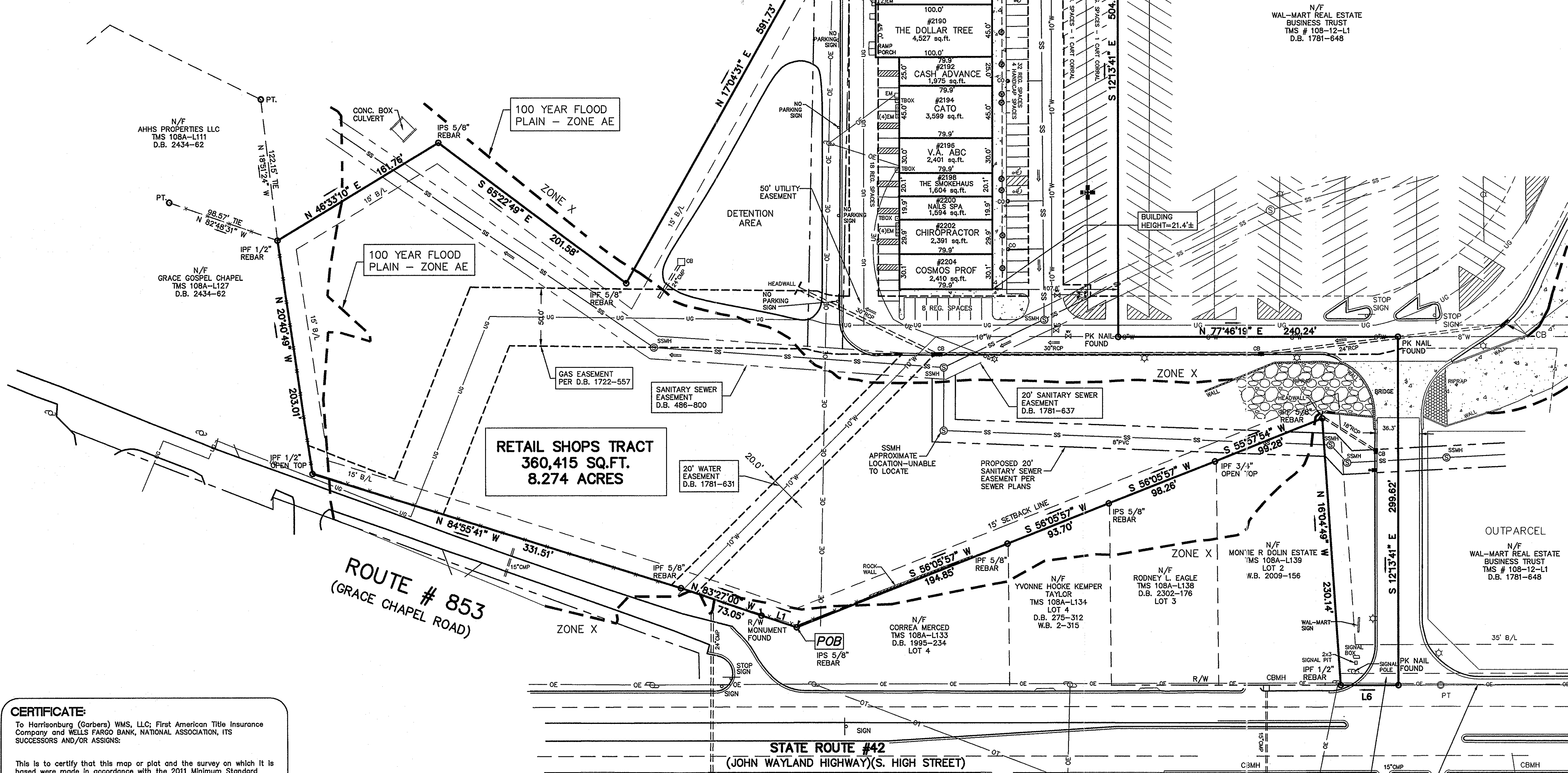
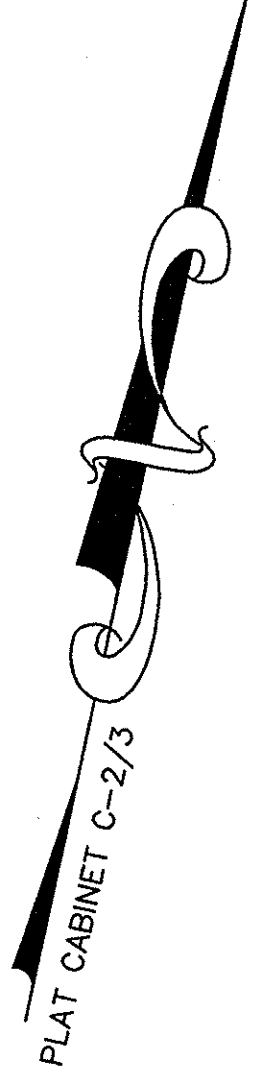


FIRST AMERICAN TITLE INSURANCE COMPANY  
 COMMITMENT # NCS-573236VA2N1  
 EFFECTIVE DATE: OCTOBER 26, 2012

3. 10 feet and variable width drainage easement for Virginia DOT in Deed Book 368 on page 142. Shown on plat.
4. Easement and right-of-way granted to Shenandoah River Power Co. as recorded in Deed Book 137, page 35. Shown on plat.
5. Easement and right-of-way for construction and maintenance of a sewer pipeline granted to the Harrisonburg Rockingham Regional Sewer Authority as recorded in Deed Book 486, page 800. Shown on plat.
6. Easement and right-of-way granted to Columbia Gas of Virginia, Inc. as recorded in Deed Book 908, page 271. Shown on plat.
7. Easements for water and sewer rights of way contained in Agreement Regarding Relocation and Abandonment of Existing Sanitary Sewer Line and between WD of Harrisonburg, L.L.C. and Wampler Foods, Inc. dated January 21, 1999, recorded in Deed Book 1660, page 673. Shown on plat.
8. Deed to Waterlines Garber's Crossing from WD of Harrisonburg, L.L.C. to the Town of Dayton recorded in Deed Book 1781, page 631. Affects subject property, shown on plat.
9. Deed to Sanitary Sewer Lines of Garber's Crossing from WD of Harrisonburg, L.L.C. to Rockingham County, Virginia, recorded in Deed Book 1781, page 637. Affects subject property, shown on plat.
10. Easements with Covenants and Restrictions recorded in DB. 1762-455 affects subject property, see deed of record for a more complete description.
11. Easement and right of way dated July 12, 1999, granted to Columbia Gas of Virginia, Inc. recorded in Deed Book 1722, page 557. Shown on plat.
12. Easement and right of way June 21, 1999, granted to Virginia Electric and Power Company recorded in Deed Book 1717, page 495. Shown on plat.



**PARCEL DESCRIPTION:**  
 Beginning at a right-of-way monument on the northern right-of-way of Route #853, being the common corner with Correa (Deed Book 1995-234), being the True Point of Beginning; thence along the northern right-of-way of Route # 853 N 83°-54'-59" W for 31.86 feet to a right-of-way monument; thence N 83°-27'-00" W for 73.05 feet to an iron pin; thence N 84°-55'-41" W for 331.51 feet to an iron pin; thence leaving said right-of-way along the common line with Grace Chapel, N 20°-40'-49" W for 203.01 feet to an iron pin; thence along the common line with Rockingham Redi-Mix Inc. (Deed Book 737-83), N 46°-33'-10" E for 161.76 feet to an iron pin; thence S 65°-22'-49" E for 201.58 feet to an iron pin; thence N 17°-04'-31" E for 591.73 feet to an iron pin; thence along Wal-Mart S 73°-57'-34" E for 13.12 feet to an iron pin; thence N 77°-46'-19" E for 71.38 feet to a PK nail; thence S 12°-13'-42" E for 51.50 feet to a PK nail; thence N 77°-46'-19" E for 50.00 feet to a PK nail; thence S 12°-13'-41" E for 504.43 feet to a PK nail; thence N 77°-46'-19" E for 240.24 feet to a PK nail; thence S 12°-13'-41" E for 299.62 feet to a PK nail located on the northern right-of-way of State Route #42 (South High Street); thence along said right-of-way S 77°-46'-19" W for 49.57 feet to an iron pin; thence leaving said right-of-way along the common line with Dolin, N 16°-04'-49" W for 230.14 feet to an iron pin; thence S 55°-57'-54" W for 98.26 feet to an iron pin; thence along the common line of Short (Deed Book 1702-328), S 56°-05'-57" W for 98.26 feet to an iron pin; thence along the common line with Taylor (D.B. 02-315), S 56°-05'-57" W for 93.70 feet to an iron pin; thence along the common line with Correa Mercet (Deed Book 1995-234), S 56°-05'-57" W for 194.85 feet to a right-of-way monument, being the True Point of Beginning. Said tract contains 360,415 Square Feet, 8.274 Acres.

"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-573236VA2N1"

- LEGEND:**
- POB POINT OF BEGINNING
  - POC POINT OF COMMENCEMENT
  - IPF IRON PIN FOUND
  - IPF IRON PIN FOUND
  - LIMITED ACCESS
  - R/W RIGHT-OF-WAY
  - PP POWER POLE
  - EM LIGHT POLE
  - EM ELECTRIC METER
  - 4 HEAD LIGHT STANDARD
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - CATCH BASIN
  - PVC POLYVINYL CHLORIDE PIPE
  - RCP REINFORCED CONCRETE PIPE
  - CMP CORRUGATED METAL PIPE
  - SSM SANITARY SEWER MANHOLE
  - CO CLEANOUT
  - TBOX TELEPHONE BOX
  - GP GUARD POST
  - SIGN
  - OE OVERHEAD ELECTRIC LINE
  - UE UNDERGROUND ELECTRIC LINE
  - SS SANITARY SEWER LINE
  - W WATER LINE
  - UG GAS LINE
  - OT OVERHEAD TELEPHONE LINE
  - UT UNDERGROUND TELEPHONE LINE
  - F FENCE

**PARKING INFORMATION**

149 REGULAR SPACES  
 4 HANDICAP SPACES  
 2 CART CORRAL SPACES

155 SPACES TOTAL

**ZONING INFORMATION:**

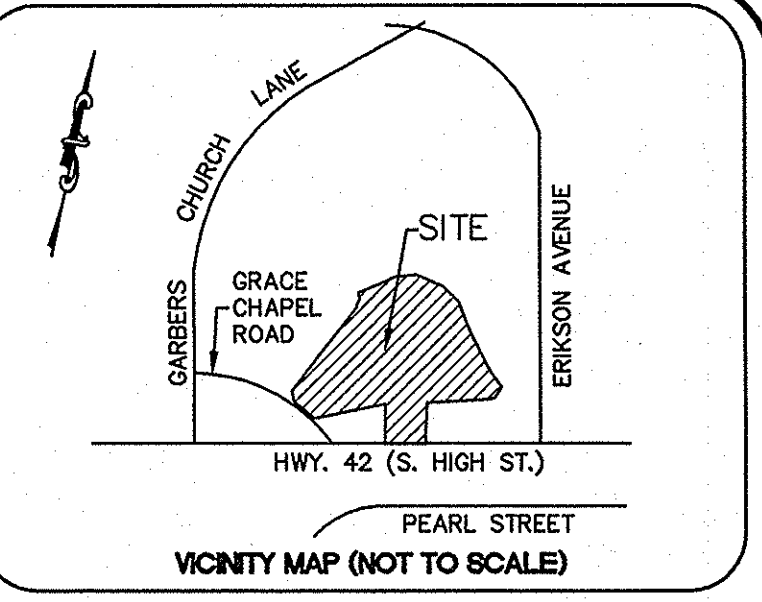
ZONED: B-1 (BUSINESS)

FRONT: 35'/60'  
 SIDE AND REAR SETBACKS: NONE UNLESS ADJACENT TO AGRICULTURAL OR RESIDENTIAL AND THEN SETBACK WOULD BE 15'

ZONING REPORT: PZR REPORT DATED 11/08/2012; PZR SITE #63988-2

**FLOOD INFORMATION:**

THIS PROPERTY IS LOCATED IN FLOOD ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) THE LOCATION OF THE 100 YEAR FLOOD PER NFP FIRM COMMUNITY PANEL NO. 51650301D EFFECTIVE DATE: FEBRUARY 6, 2008



- 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) 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 HAVE NOT BEEN 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.
  - 5) ALL BEARINGS AND DISTANCES ARE RECORDED AND MEASURED.

**POSSIBLE ENCROACHMENTS:**

NONE OBSERVED

**LAND AREA:**

360,415 SQ.FT.  
 8.274 ACRES

**BASIS OF BEARINGS:**

BASIS OF BEARINGS PER PLAT CABINET C-2/3

**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: JMB PARTY CHIEF: CB CHECKED: GDA/JCC

REF. PLAT BOOK: CABINET C SLIDE C-3

REF. DEED BOOK: 2365-1

TAX MAP #: 108-12-2

DATE OF SURVEY: 10-23-12

DATE DRAWN: 10-25-12

DRAWING NO: 64151

DATE OF LAST REVISION: 12-6-2012 COMMENTS

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

**CERTIFICATE:**

To Harrisonburg (Garbers) WMS, LLC; First American Title Insurance Company and WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS:

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, 6a, 7a, 7b, 7c, 8, 9, 10a, 11a, 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 25, 2012.

Surveyor: James R. Freeland  
 Registration No. 002783

Dated: 10-25-12

LINE	LENGTH	BEARING
L1	31.86'	N 83°54'59" W
L2	13.12'	S 73°57'34" E
L3	71.38'	N 77°46'19" E
L4	51.50'	S 12°13'42" E
L5	50.00'	N 77°46'19" E
L6	49.57'	S 77°46'19" W



COMMONWEALTH OF VIRGINIA  
 ROCKINGHAM COUNTY  
 CITY OF HARRISONBURG

**ALTA/ACSM LAND TITLE SURVEY FOR HARRISONBURG (GARBERS) WMS, LLC**

SITE ADDRESS:  
 2160 JOHN WAYLAND HIGHWAY  
 HARRISONBURG, VA 22801

PLS: JAMES R. FREELAND  
 NO: 002783