NOTES CORRESPONDING TO SCHEDULE B

AS PER COMMITMENT NO. VA2501169 DATED JUNE 9, 2025

- 5. Easement granted to Virginia Electric and Power Company, dated December 6, 1937, recorded in Deed Book 197, page 59. (PLAN R.W. 1265 AND R.W. 1281 NOT ATTACHED TO SAID DOCUMENT, NOT PLOTABLE)
- 6. Deed of Dedication to the City of Virginia Beach recorded in Deed Book 2760, page 1955 evidences the 6) 6. Deed of Dedication to the City of Virginia Beach recorded in Deed Book 2/60, page 1955 evidences the taking of the following:
 a. Easement to be conveyed to Virginia Electric and Power Company for underground facilities and appurtenances thereto as detailed therein, pursuant to Section 33.1-96, 1950 Code of Virginia, as amended.
 b. Permanent right and easement to be conveyed to City of Virginia Beach for drainage facilities, temporary construction and appurtenances with the right of Ingress and egress as detailed therein, pursuant to Section 33.1-96, 1950 Code of Virginia, as amended (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- 7. Easement granted to Virginia Electric and Power Company, dated June 24, 1988, recorded in Deed Book 2761, page 1745. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- 8. Terms, conditions, easements and restrictions as contained in Proffered Conditions, Restrictions and Conditions recorded in Deed Book 3938, page 1587 as amended in Deed Book 4514, page 910 and Instrument No. 200311130167020. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- 9. Stormwater Management Facilities Maintenance Agreement with the City of Virginia Beach, dated September 15, 2001, recorded in Deed Book 4306, page 123. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- 10. Easement granted to Verizon, Inc., dated January 9, 2001, recorded in Deed Book 4354, page 773. (AFFECTS SUBJECT PROPERTY AS APPROXIMATED HEREON)
- 11. Easement granted to Virginia Electric and Power Company, dated January 12, 2001, recorded in Deed Book 4362, page 1355. (AFFECTS SUBJECT PROPERTY AS APPROXIMATED HEREON)
- 12. Declaration of Easements dated March 1, 2002, recorded in Deed Book 4678, page 739 as corrected by Instrument No. 200207163001619. Note: The location of which is depicted on the Subdivision Plat and recorded in Map Book 305, pages 22 through 24 and the location of which is depicted on the Subdivision Plat recorded in Map Book 305, pages 23 through 24 22 through 24. (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)
- 13. Amended and Restated Declaration of Easements dated March 1, 2002, recorded in Deed Book 4678, page 744, as corrected by Instrument No. 200207163001620, the location of which is depicted on the Subdivision recorded in Map Book 305, pages 22 through 24. 13) (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE) (ALL PLOTTABLE ITEMS SHOWN HEREON)
- 14. Reciprocal Easement Agreement dated May 6, 2003, recorded as Instrument No. 200306300098994, the location of which is depicted on the Subdivision recorded in Map Book 305, pages 22 through 24 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE) (ALL PLOTTBALE POINTS SHOWN HEREON)
- 15. Terms and provisions of a lease dated April 5, 2001, executed by Lynnhaven Block Associates, L.L.C., a Virginia limited liability company as lessor and Subway Real Estate Corp. as lessee, as disclosed by a Memorandum of Lease recorded April 23, 2004 as Instrument No. 20404230064358. As affected by Subordination Agreement recorded August 13, 2015 as Instrument No. 20150813000779260. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE) 15)
- 16. Terms and provisions of Tenants in Common Agreement dated August 12, 2005, recorded as Instrument No.20050812001273380, as affected by Amended and Restated Tenants in Common Agreement dated August 7, 2015, recorded as Instrument No. 20150813000779230. (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE) SET 1/~
- 17. Terms, provisions and obligations created by Call Agreement recorded as Instrument No. 2005081200127 (AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE)
- 18. Recorded Subdivision Plat In Map Book 305, pages 22 through 24 discloses the following additional 18) adverse matters: Parcel B:

 - A right of way dedication to Virginia Beach; b. 20' public utility easement; c. visibility triangle easement; d. 30' and variable width mutual ingress/egress easement;
 - e. variable width private drive easement; f. Existing 10' Virginia Power easement (Deed Book 2761 Page 1745); g. variable width drainage easement;
 - yondone math dramage easement,
 h. 1' public no ingress/egress easement along the frontage of Lynnhaven Parkway except at the access entrances as shown for Parcels A, C and D on the Preliminary Site Plan approved by Planning Commission and City Council on 7-14-98;
 i. Notes 1-13, inclusive, as set forth on plat.
 - Parcel C: a. variable width public utility easement;

 - b. 20' public utility easement;
 c. visibility triangle;
 d. 30' and variable width mutual ingress/egress easement;
 e. variable width private drive easement;
 - . 10' Private Utility easement;
 - 1. D Private Utility easement;
 g. permanent drainage easement;
 h. 1' public no ingress; egress easement along the frontage of Lynnhaven Parkway except at the access entrances as shown for Parcels A, C and D on the Preliminary Site Plan approved by Planning Commission and City Council on 7-14-98;
 i. Notes 1-13, inclusive, as set forth on plat.
 (AFFECTS SUBJECT PROPERTY AS SHOWN HEREON)

LEGAL DESCRIPTION

Real property in the City of Virginia Beach, State of Virginia, described as follows: All those certain pieces or parcels of land lying and being in the City of Virginia Beach, Virginia, designated as Parcel B, containing 1.200 acres, more or less and Parcel C, containing 1.230 acres, more or less, on that certain plat entitled "Subdivision of Lynnhaven Square located on Lynnhaven Parkway, Virginia Beach, Virginia", dated October 26, 2000, and prepared by Site Improvements Associates, Inc. and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 305 at Pages 22–24.

Together With that certain non-exclusive easement for drainage as created by and subject to the conditions contained in that certain Declaration of Easements dated March 1, 2002, recorded in Deed Book 4678, page 739 as corrected by Instrument lo. 200207163001619.

Together with those certain non-exclusive easements for ingress, egress and utilities as created by and subject to the conditions contained in that certain Amended and Restated Declaration of Easements dated March 1, 2002, recorded in Deed Book 4678, page 744 as corrected by Instrument No. 200207163001620.

Together with those certain non-exclusive easements for ingress, egress and parking as created by and subject to the conditions contained in that certain Reciprocal Easement Agreement dated May 6, 2003 by and between Lynn haven Block Associates, LLC., a Virginia limited liability company and Elias Properties Salem Crossing, L.LC. recorded as Instrument No. 200306300098994.

ALTA/NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATION

TO: BARCLAY DAMON; CHICAGO 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10, 11a, 13, 14, 16, 17 18, 19 & 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JUNE 12, 2025.



SUR

LINE	BEARING	DISTANCE
L1(R)	S 19°23'40" E	26.91'
L1(M)	S 19°23'40" E	26.91'
L2(R)	S 48°30'42" W	30.59'
L2(M)	S 48°28'06" W	30.51'
L3(R)	S 39°32'18" E	10.00'
L3(M)	S 37°30'58" E	9.63'
L4(R)	S 46°33'34" E	42.71'
L4(M)	S 46°33'34" E	42.71'
L5(R)	S 19°23'40" E	28.00'
L5(M)	S 19°23'40" E	28.00'
CURVE	ARC LENGTH	RADIUS [
C1(R)	57 84'	150.00'

C1(R)	57.84'	150.00'	22°05'32"	S 30°26'29" E	57.48 '
C1(M)	57.84'	150.00'	22°05'32"	S 30°26'29" E	57.48'
C2(R)	118.97'	908.93'	7°29'59"	S 54°12'42" W	118.89'
C2(M)	118.65'	908.93'	7°28'45"	S 54°04'11" W	118.56'
C3(R)	60.86'	524.38'	6 ° 39'01"	S 61°17'12" W	60.83'
C3(M)	60.85'	524.41'	6 ° 38'53"	S 61°10'24" W	60.81'
C4(R)	43.70'	1991.00'	2°21'03"	S 65°14'39" W	43.69'
C4(C)	43.75'	1991.00'	2*21'08"	S 65°19'20" W	43.75 '
C5(R)	37.99'	1991.00'	2°21'03"	S 66°24'35" W	37.99'
C5(C)	37.99'	1991.00'	2 * 21 ' 08"	S 66°24'35" W	37.99'
C6(R)	139.36'	905.43'	8°49'07"	S 71°22'14" W	139.22'
C6(M)	139.36'		8°49'07"	S 71°22'14" W	139.22'
C7(R)	16.71 '	291.01'	3°17'25"	S 88°26'39" W	16.71'
C7(M)	16.71'	291.01'	3°17'25"	S 88°26'39"W	16.71'
C8(M)	81.69'	1991'	2*21'03"	S 65°47'10" W	81.68'



MICHAEL F. FELDBUSCH

LIC. NO. 3236

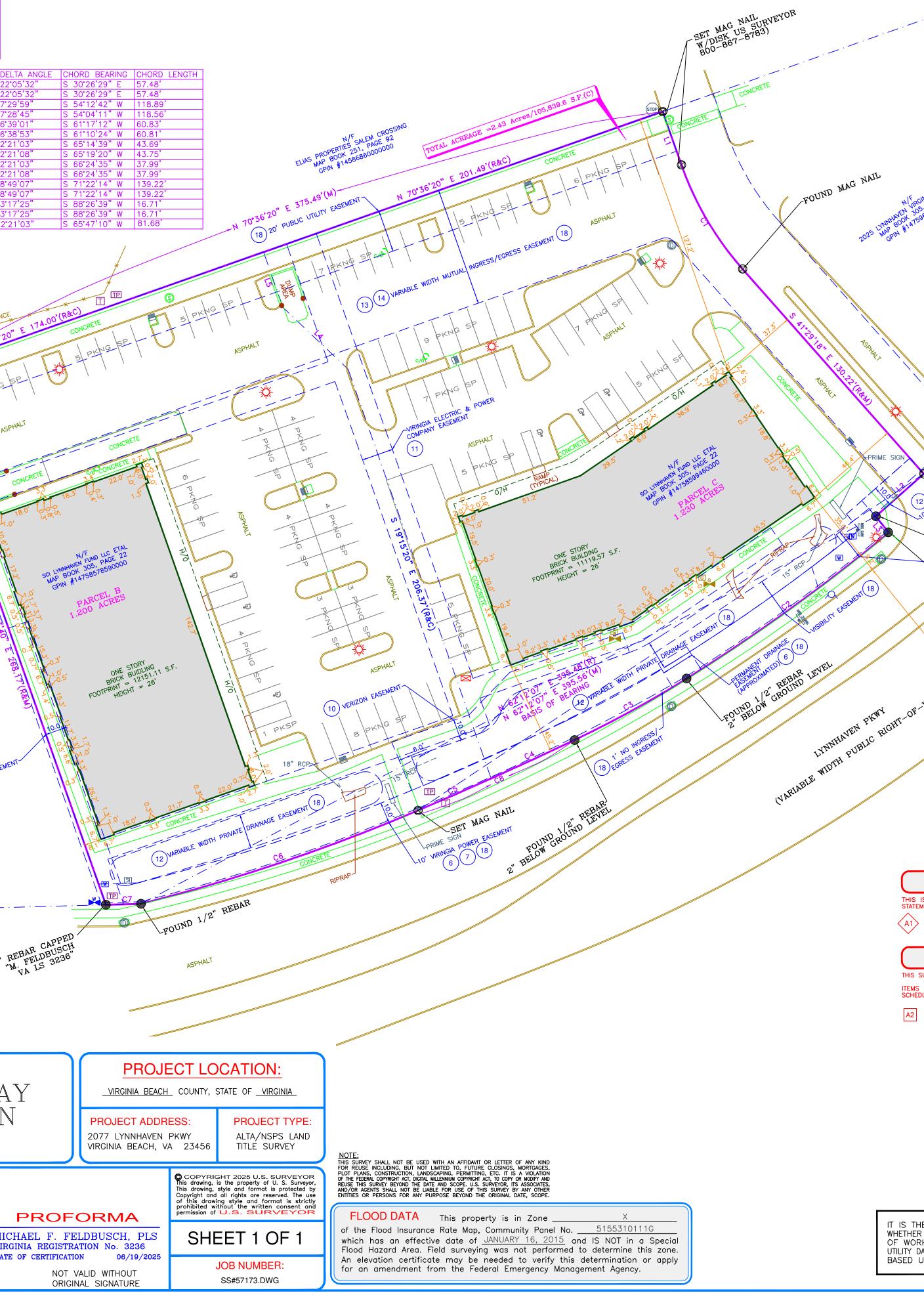


PROFORMA

MICHAEL F. FELDBUSCH, PLS VIRGINIA REGISTRATION No. 3236 DATE OF CERTIFICATION 06/19/2025

NOT VALID WITHOUT ORIGINAL SIGNATURE

ALTA/NSPS LAND TITLE SURVEY



0 30' 0' 30' 0' SCALE: HIS DRAWING WAS CREATED TO BE VIEW OF VIEWED IN PDF OR ANY OTHER ELECT NORTH	I'' = 30' $I'' = 30'$ $I'' = 30''$ $I'' = 30'''$ $I''' = 30'''$ $I'' = 30''''$ I''
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	SITE DATA
a-way	REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY. 1. ZONING- B-2: BUSINESS DISTRICT SETBACKS- -FRONT= 35 ft -SIDE= 0 ft -REAR= 0 ft HEIGHT RESTRICTIONS- NOT RESTRICTED. PARKING REQUIRED-(FROM ZONING REPORT FURNISHED BY CLIENT) Restaurants: 1 space per 100 Square Feet 3946/100=39 Maximum Spaces 150% Retail and Personal Services: 1 space per 250 Square Feet
IMPROVEMENT NOTES	PARKING REQUIRED-114 SPACES
EMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.	PARKING PROVIDED- -REGULAR= 114 SPACES -HANDICAP= 5 SPACES TOTAL SPACES PROVIDED= 119
SURVEY OR ANY AND ALL ENFORCEABLE RESTRICTIVE COVENANTS. S LISTED BELOW MAY REPRESENT AN EASEMENT THAT WAS NOT SHOWN IN EDULE B DOCUMENTS (NONE PRESENT AT TIME OF SURVEY)	 NOTES REGARDING TABLE A ITEMS 16 THRU 19: NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. NO OBSERVABLE CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK REPAIRS. NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO OBSERVABLE EVIDENCE OF WETLANDS. SITE HAS ACCESS TO LYNN HAVEN PARKWAY, A PUBLIC RIGHT-OF-WAY. NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL SITES.
	RECORD CLOSURE PARCEL B 1:283459.63 RECORD CLOSURE PARCEL C 1:197543.75 MEASURED CLOSURE PARCEL B 1:283459.63 MEASURED CLOSURE PARCEL C 1:98279.79 CERTIFICATION IS ONLY TO THE PARTIES HEREIN NAMED. THIS SURVEY IS NOT VALID FOR ANY FUTURE TRANSACTIONS OF THIS PROPERTY.

DATE OF ORIGINAL: JUNE 19, 2025 _ DATE: ____ **REVISION**: ___, 2025 IT IS THE CONTRACTORS RESPONSIBILITY TO LOCATE ALL UTILITIES, WHETHER SHOWN ON THIS SURVEY OR NOT PRIOR TO COMMENCEMENT DATE: **REVISION:** ____, 2025 OF WORK. THIS SURVEY HAS BEEN PREPARED USING AVAILABLE DATE: **REVISION:** _____, 2025 UTILITY DATA. THIS SURVEYOR DOES NOT MAKE STATEMENTS OF ACCURACY BASED UPON MAPS AND UTILITY LOCATES OF OTHERS. FIELD SURVEY: EV CAD: BD PLS REVIEW: