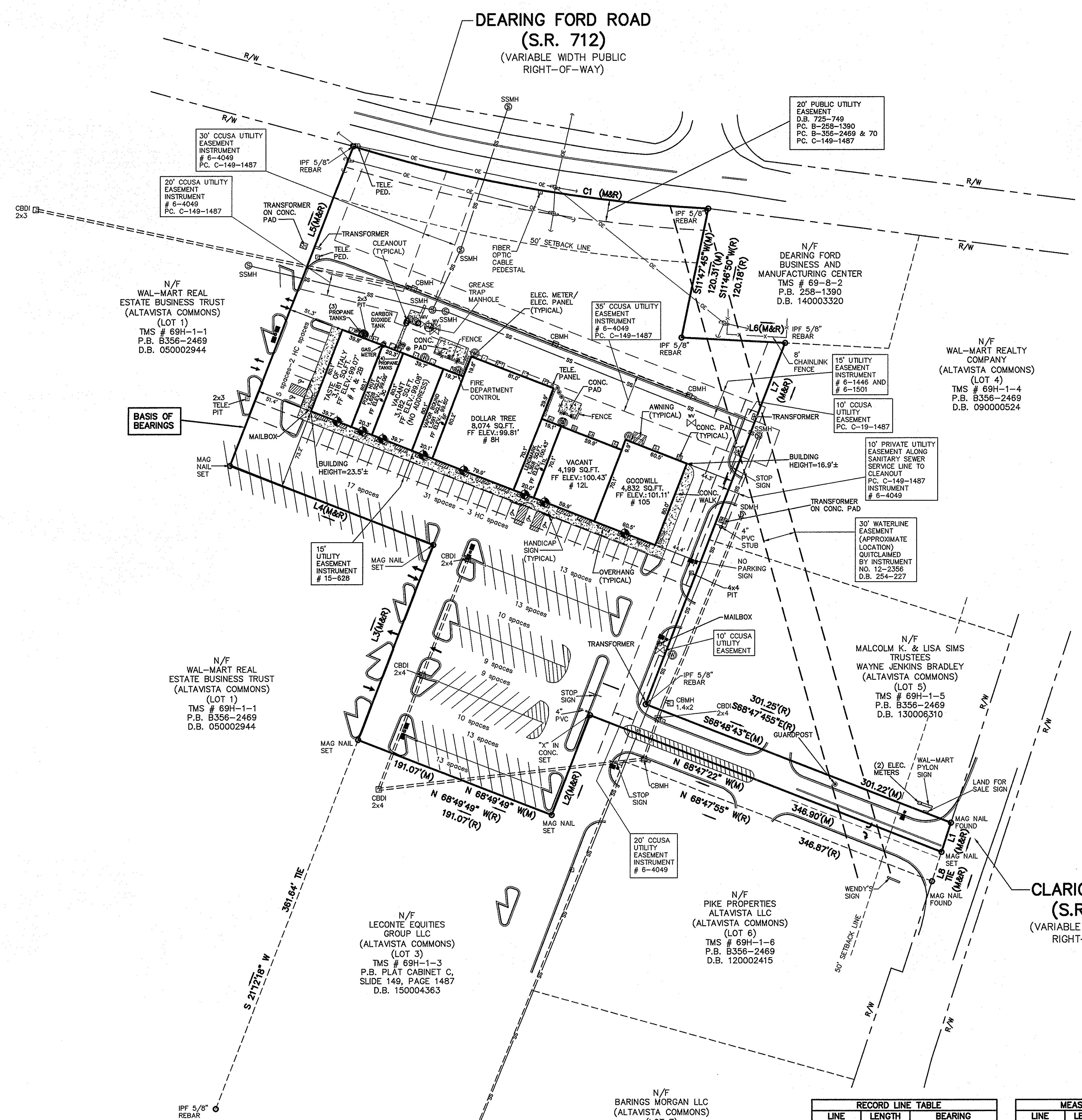


- LEGEND:**
- IPS NEW IRON PIN (5/8" REBAR)
 - IPF EXISTING IRON PIN
 - R/W RIGHT-OF-WAY
 - POWER POLE
 - LIGHT POLE
 - EM ELECTRIC METER
 - EP ELECTRIC PANEL
 - 2 HEAD LIGHT STANDARD
 - WATER VALVE
 - WM WATER METER
 - FIRE HYDRANT
 - SSMH STORM DRAIN MANHOLE
 - CBI CATCH BASIN DROP INLET
 - CBM CATCH BASIN MANHOLE
 - SSMH SANITARY SEWER MANHOLE
 - GTH GREASE MANHOLE
 - CLEANOUT
 - T-PED TELEPHONE PEDESTAL
 - FOCMCR FIBER OPTIC CABLE MARKER GUARD POST
 - SIGN
 - OVERHEAD ELECTRIC LINE
 - SS SANITARY SEWER LINE
 - DOUBLE YELLOW LINE
 - STORM DRAIN PIPE
 - FENCE



N/F WAL-MART REAL ESTATE BUSINESS TRUST (ALTAVISTA COMMONS) (LOT 1)
TMS # 69H-1-1
P.B. B356-2469
D.B. 050002944

N/F WAL-MART REAL ESTATE BUSINESS TRUST (ALTAVISTA COMMONS) (LOT 1)
TMS # 69H-1-1
P.B. B356-2469
D.B. 050002944

N/F LECONTE EQUITIES GROUP LLC (ALTAVISTA COMMONS) (LOT 3)
TMS # 69H-1-3
P.B. PLAT CABINET C, SLIDE 149, PAGE 1487
D.B. 150004363

N/F PIKE PROPERTIES ALTAVISTA LLC (ALTAVISTA COMMONS) (LOT 6)
TMS # 69H-1-6
P.B. B356-2469
D.B. 120002415

N/F BARINGS MORGAN LLC (ALTAVISTA COMMONS) (LOT 7)
TMS # 69H-1-7
P.B. B356-2469
D.B. 100000931

N/F WAL-MART REALTY COMPANY (ALTAVISTA COMMONS) (LOT 4)
TMS # 69H-1-4
P.B. B356-2469
D.B. 09000524

N/F MALCOLM K. & LISA SIMS TRUSTEES WAYNE JENKINS BRADLEY (ALTAVISTA COMMONS) (LOT 5)
TMS # 69H-1-5
P.B. B356-2469
D.B. 130006310

N/F DEARING FORD BUSINESS AND MANUFACTURING CENTER
TMS # 69-8-2
P.B. 258-1390
D.B. 140003320

- TITLE EXCEPTIONS:**
- FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-795773 EFFECTIVE: JUNE 16, 2016
 - RESTRICTIVE COVENANTS, EASEMENTS, APPROVAL OF PLANS AS CONTAINED IN INSTRUMENTS RECORDED IN DEED BOOK 753, PAGE 241, DEED BOOK 753, PAGE 244 AND DEED BOOK 962, PAGE 814 AS AMENDED BY INSTRUMENT NO. 04-6783. * AFFECTS, NOTHING TO PLOT.
 - EASEMENT GRANTED TO THE TOWN OF ALTAVISTA, DATED APRIL 7, 1954, RECORDED APRIL 13, 1954, IN DEED BOOK 254, PAGE 227. * NO LONGER AFFECTS
 - EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY, DATED MAY 23, 1951, RECORDED JULY 18, 1991, IN DEED BOOK 725, PAGE 749. * AFFECTS AS SHOWN HEREON
 - DEED TO THE COMMONWEALTH OF VIRGINIA RECORDED IN DEED BOOK 910, PAGE 535 EVIDENCES THE CONVEYANCE OF ANY AND ALL EASEMENTS OF ACCESS, LIGHT OR AIR INCIDENT TO THE LAND ABUTTING SAID LIMITED ACCESS HIGHWAY ROUTE 29, ANY RAMPS, LOOPS OR CONNECTION AT OR WITH INTERSECTION HIGHWAYS. * DOES NOT AFFECT SUBJECT PROPERTY
 - PLAT RECORDED IN DEED BOOK 1006, PAGE 157 AND PLAT CABINET B-258, PAGE 1390 DISCLOSE THE FOLLOWING ADVERSE MATTERS: * ALL APPLICABLE MATTERS SHOWN HEREON
A. 20' PUBLIC UTILITY EASEMENT
B. 50' BUILDING LINE
C. WATERLINE EASEMENT AS AFFECTED BY INSTRUMENT NO. 120002356
 - TERMS AND PROVISIONS OF SURFACE STORM WATER DRAINAGE EASEMENT DATED FEBRUARY 28, 2005 BY AND BETWEEN THE COUNTY OF CAMPBELL, VIRGINIA AND COMMONWEALTH-ALTA VISTA PARTNERS, L.P., RECORDED AS INSTRUMENT NO. 050002942. * AFFECTS, BLANKET EASEMENT, NOT PLOTTED
 - TERMS AND PROVISIONS OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND DATED APRIL 19, 2005 BY AND BETWEEN COMMONWEALTH-ALTA VISTA PARTNERS, L.P. A TENNESSEE LIMITED PARTNERSHIP, AND WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, AS INSTRUMENT NO. 050002945. * AFFECTS, BLANKET EASEMENT, NOT PLOTTED
 - EASEMENT GRANTED TO SOUTHSIDE ELECTRIC COOPERATIVE RECORDED FEBRUARY 28, 2006, AS INSTRUMENT NO. 060001446. * AFFECTS AS SHOWN HEREON
 - EASEMENT GRANTED TO CENTRAL TELEPHONE COMPANY OF VIRGINIA RECORDED MARCH 1, 2006 AS INSTRUMENT NO. 060001501. * AFFECTS AS SHOWN HEREON
 - AGREEMENT FOR UTILITIES EASEMENT BY AND BETWEEN CW ALTA VISTA PARTNERS, L.P. AND CAMPBELL COUNTY UTILITIES AND SERVICE AUTHORITY DATED MAY 22, 2006, AND RECORDED AS INSTRUMENT NO. 060004049 AND PLAT CABINET B SLIDE 356 PAGE 2768. * AFFECTS AS SHOWN HEREON
 - ADVERSE TITLE MATTERS SHOWN AND/OR NOTED ON PLAT FILED OF RECORD IN PLAT CABINET B, SLIDE 356, PAGE 2469 AND 2470 AS FOLLOWS: * ALL APPLICABLE MATTERS SHOWN HEREON
A. EXISTING 20' PUBLIC UTILITY EASEMENT;
B. EXISTING 50' MINIMUM BUILDING LINE.
 - SIGN EASEMENT AND MAINTENANCE AGREEMENT DATED OCTOBER 21, 2013 RECORDED AS INSTRUMENT NO. 130006155. * AFFECTS, BLANKET EASEMENT, NOT PLOTTED
 - UTILITY EASEMENT DATED JANUARY 29, 2015 RECORDED AS INSTRUMENT NO. 150000628. * AFFECTS AS SHOWN HEREON
 - ALL MATTERS SET FORTH ON PLAT OF SUBDIVISION DATED MAY 26, 2016 AND RECORDED IN PLAT CABINET C SLIDE 149 PAGE 1487. * AFFECTS, CREATES LOT 3A WHICH IS SUBJECT PROPERTY.

TITLE DESCRIPTION:

Leconte Equities Group, LLC, a Delaware limited liability company, by Deed from Camden Alta Vista Associates, LLC, a Delaware limited liability company, dated July 21, 2015, recorded September 8, 2015, in the Clerk's Office of the Circuit Court of the County of Campbell, Virginia, as Instrument No. 150004363.

PARKING INFORMATION:

143 REGULAR SPACES
5 HANDICAP SPACES
148 SPACES TOTAL

ZONING INFORMATION:

ZONED: C-2 GENERAL COMMERCIAL
SETBACK LINE: FRONT: 50'
SIDE: BACK:
MAXIMUM BUILDING HEIGHT: -

FLOOD INFORMATION:

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X"
PER NFIP FIRM COMMUNITY PANEL NO. 51031C02190 EFFECTIVE DATE: AUGUST 28, 2008.

ALTA/NSPS CERTIFICATE:

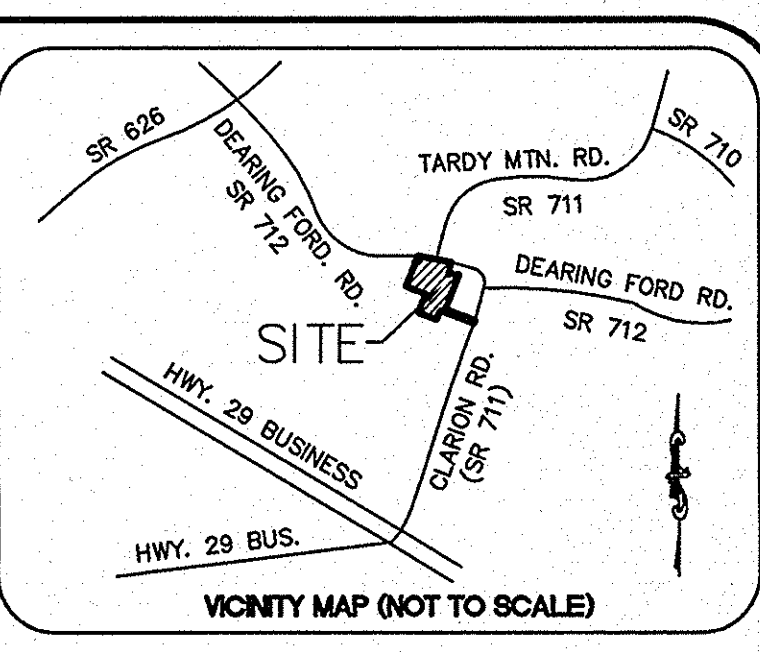
TO: RIVERCREST REALTY ASSOCIATES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 6-7-2016.

DATE OF PLAT OR MAP: 6-9-2016.

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE) COMMITMENT #3020-795773.

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2783



- SURVEYOR'S NOTES:**
- ZONING PROVIDED BY THE APPROPRIATE GOVERNMENTAL AGENCY. TO BE USED FOR INFORMATIONAL PURPOSES ONLY.
 - SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR LEASE OR SALE PURPOSES.
 - 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.
 - 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 TO ANY CONSTRUCTION OR EXCAVATION.
 - THE EXTERIOR FACE OF THE BUILDING IS CONSTRUCTED OF CONCRETE BLOCK AND BRICK.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:

190,440 SQ.FT.
4.371 ACRES

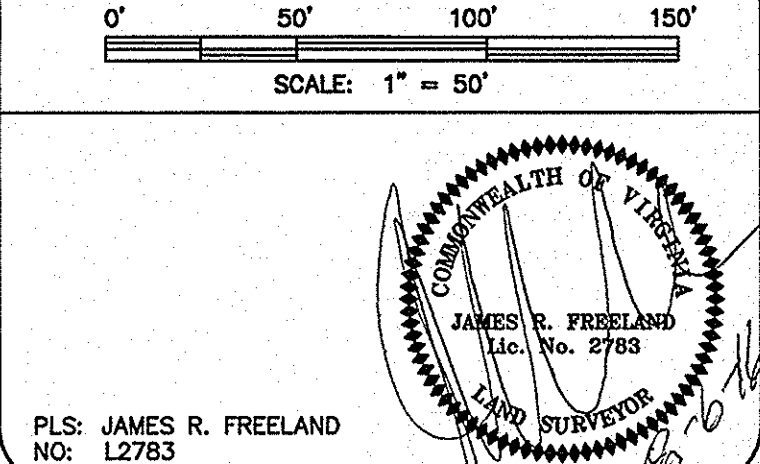
BASIS OF BEARINGS:

BEARINGS BASED ON PLAT BOOK B356-2469

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: CF	PARTY CHIEF: CB	CHECKED: JCC
REF. PLAT BOOK: PLAT CABINET C, SLIDE 149, PAGE 1487		
REF. DEED BOOK: N/A		
TAX MAP: 69H-1-3		
DATE OF SURVEY: 6-8-2016		
DATE DRAWN: 6-8-2016		
DRAWING NO: 67139		
DATE OF LAST REVISION: -		



PLS: JAMES R. FREELAND
NO: L2783

COMMONWEALTH OF VIRGINIA
CAMPBELL COUNTY

ALTA/NSPS LAND TITLE SURVEY FOR RIVERCREST REALTY ASSOCIATES, LLC (ALTAVISTA COMMONS - LOT 3A)

SITE ADDRESS:
105 CLARION ROAD
ALTAVISTA, VA 24517

ALWAYS CALL BEFORE YOU DIG

EVERY DIGGING JOB REQUIRES A CALL - EVEN SMALL PROJECTS LIKE PLANTING TREES OR GRUBBING. IF YOU GET AN UNEXPECTED UTILITY OR OTHER DISCOVERY, YOU CAN HARM YOURSELF OR THOSE AROUND YOU OR CAUSE DAMAGE TO THE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH DIG. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL CONTRACTOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITIES MARKED FOR FREE.

MEASURED CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1368.46'	332.66'	167.15'	331.84'	S 80°03'13" E	13°55'40"

RECORD CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	1368.46'	332.63'	167.15'	331.81'	S 80°02'45" E	13°55'36"

RECORD LINE TABLE

LINE	LENGTH	BEARING
L1	28.04'	S 18°06'52" W
L2	98.02'	S 21°0'11" W
L3	191.24'	N 21°12'04" E
L4	200.71'	N 68°47'55" W
L5	313.21'	N 21°12'05" E
L6	95.51'	S 87°00'25" E
L7	354.33'	S 21°12'05" W
L8 TIE	28.04'	S 18°06'52" W

MEASURED LINE TABLE

LINE	LENGTH	BEARING
L1	28.04'	S 18°05'27" W
L2	98.02'	S 21°0'11" W
L3	191.24'	N 21°12'18" E
L4	200.65'	N 68°46'29" W
L5	313.14'	N 21°12'05" E
L6	95.46'	S 86°58'57" E
L7	354.33'	S 21°12'05" W
L8 TIE	28.06'	S 18°05'27" W