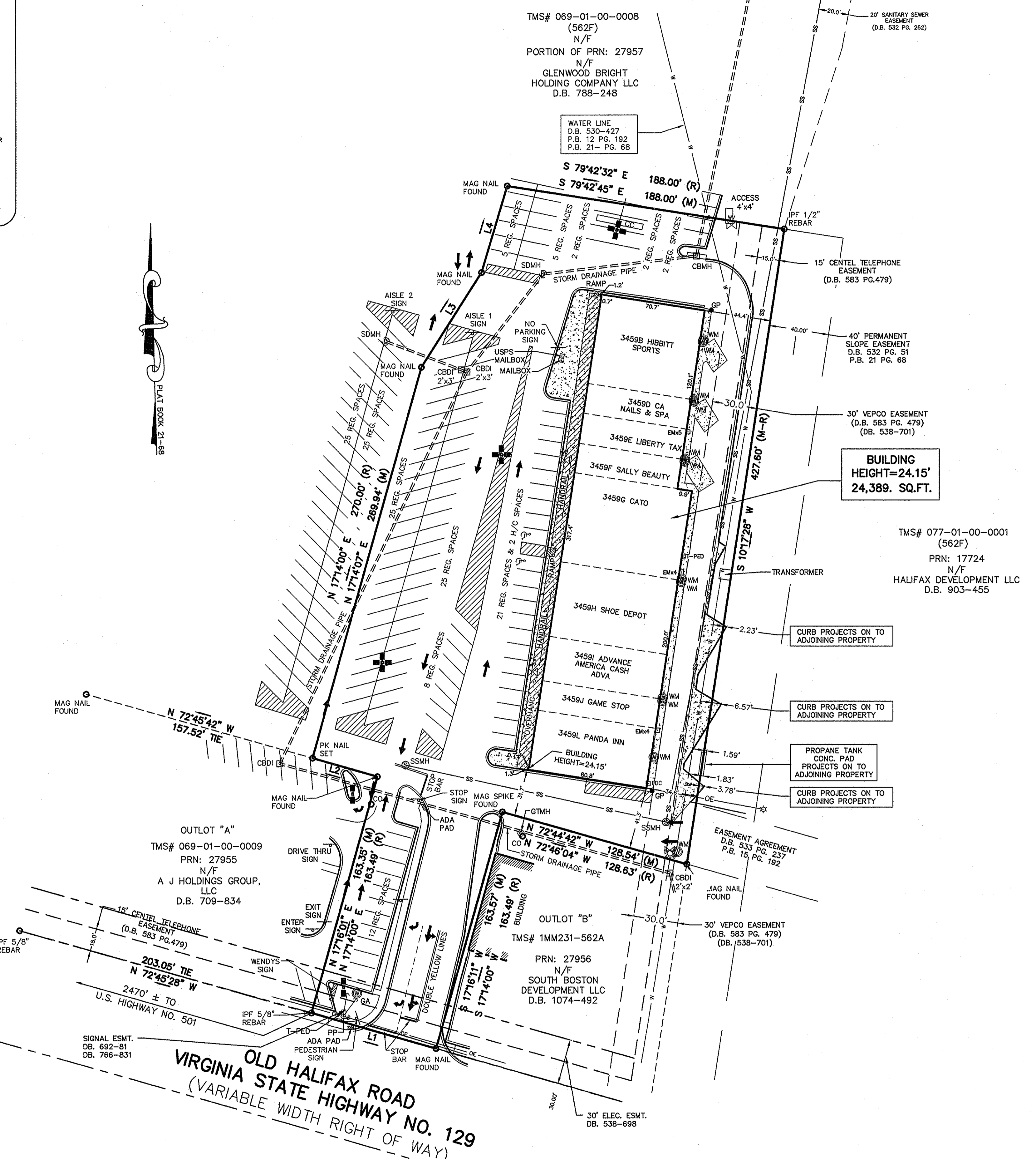


LEGEND:

- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- IPS IRON PIN SET (5/8" REBAR)
- IPF IRON PIN FOUND
- R/W RIGHT-OF-WAY
- PP POWER POLE
- LM LIGHT POLE
- EM ELECTRIC METER
- 4 HEAD LIGHT STANDARD
- WM WATER VALVE
- WM WATER METER
- WM FIRE HYDRANT
- SDMH STORM DRAIN MANHOLE
- CSBI CATCH BASIN DROP INLET
- SSMH SANITARY SEWER MANHOLE
- GMH GREASE MANHOLE
- CO CLEANOUT
- GV GAS VALVE
- GM GAS METER
- T-PED TELEPHONE PEDESTAL
- FOCMR FIBER OPTIC CABLE MARKER
- GP GUARD POST
- SSN SIGN
- OE OVERHEAD ELECTRIC LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- OT OVERHEAD TELEPHONE LINE

LINE	LENGTH	BEARING
L1	87.07'	N 72°37'44" W
L2	45.38'	N 72°32'30" W
L3	74.82'	N 34°06'43" E
L4	59.98'	N 18°09'16" E

LINE	LENGTH	BEARING
L1	87.00'	N 72°46'00" W
L2	45.47'	N 72°46'00" W
L3	75.00'	N 34°10'01" E
L4	60.00'	N 18°08'37" E



TITLE DESCRIPTION:

Legal Description
 Commitment No. 3020-828019VA4
 All of those lots or parcels of land located in Halifax County, Virginia, and more particularly described as follows: ALL OF THAT CERTAIN LOT OR PARCEL OF LAND (LOCATED, LYING AND BEING IN HALIFAX COUNTY, VIRGINIA, CONTAINING 2.510 ACRES, MORE OR LESS, DESIGNATED AS PARCEL "A" ON PLAT OF SURVEY PREPARED BY HURT & PROFFITT DATED JUNE 13, 2001, LAST REVISED AUGUST 30, 2001, AND BEING MORE PARTICULARLY DESCRIBED THEREON AS FOLLOWS:
 BEGINNING AT AN IRON PIPE FOUND IN THE SOUTHEAST CORNER OF OUTLOT "A", BEING THE PROPERTY OF A.J. HOLDINGS GROUP, L.L.C. WHICH IS ON THE NORTHERLY RIGHT OF WAY OF STATE ROUTE 129, SAID CORNER IS A DISTANCE OF 247'0" SOUTHWEST OF THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF VIRGINIA STATE HIGHWAY NO. 129 AND EASTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 501; THENCE LEAVING SAID RIGHT OF WAY, N. 17°14'00" E., 163.49' TO AN IRON PIN FOUND; THENCE, N. 72°46'00" W., 45.47' TO AN IRON PIN FOUND; THENCE, N. 17°14'00" E., 270.00' TO AN IRON PIN FOUND; THENCE, N. 34°10'01" E., 75.00' TO AN IRON PIN FOUND; THENCE, N. 18°08'37" E., 60.00' TO AN IRON PIN FOUND; THENCE, S. 79°42'32" E., 188.00' TO AN IRON PIN FOUND AND BEING ON THE WESTERLY LINE OF THE LOWE'S INVESTMENT CORP. PROPERTY; THENCE WITH SAID LINE, S. 10°17'28" W., 427.60' TO A FENCE POST; THENCE LEAVING LOWE'S LINE, N. 72°46'04" W., 128.53' TO AN IRON PIN FOUND; THENCE, S. 17°14'00" W., 163.49' TO AN IRON PIN FOUND ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROUTE 129; THENCE WITH SAID RIGHT OF WAY, N. 72°04'00" W., 87.00' TO THE POINT OF BEGINNING, CONTAINING 2.510 ACRES, MORE OR LESS.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 15, 1987, AND RECORDED OCTOBER 15, 1987, IN DEED BOOK 517, PAGE 329, AS AMENDED BY THAT CERTAIN CORRECTIVE ACCESS EASEMENT AGREEMENT DATED FEBRUARY 5, 1992, AND RECORDED MARCH 20, 1992, IN DEED BOOK 575, PAGE 593, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED OCTOBER 11, 1988, AND RECORDED NOVEMBER 8, 1988, IN DEED BOOK 530, PAGE 427, AS AMENDED BY THAT CERTAIN CORRECTIVE EASEMENT AGREEMENT DATED MARCH 23, 1992, IN DEED BOOK 578, PAGE 345, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED NOVEMBER 2, 1988, AND RECORDED NOVEMBER 29, 1988, IN DEED BOOK 531, PAGE 155, AS AMENDED BY THAT CERTAIN CORRECTIVE EASEMENT AGREEMENT DATED APRIL 21, 1992, AND RECORDED SEPTEMBER 21, 1992, IN DEED BOOK 584, PAGE 282, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA. TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 1, 1988, AND RECORDED DECEMBER 22, 1988, IN DEED BOOK 532, PAGE 51, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED DECEMBER 3, 1988, AND RECORDED FEBRUARY 3, 1989, IN DEED BOOK 533, PAGE 237, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA.

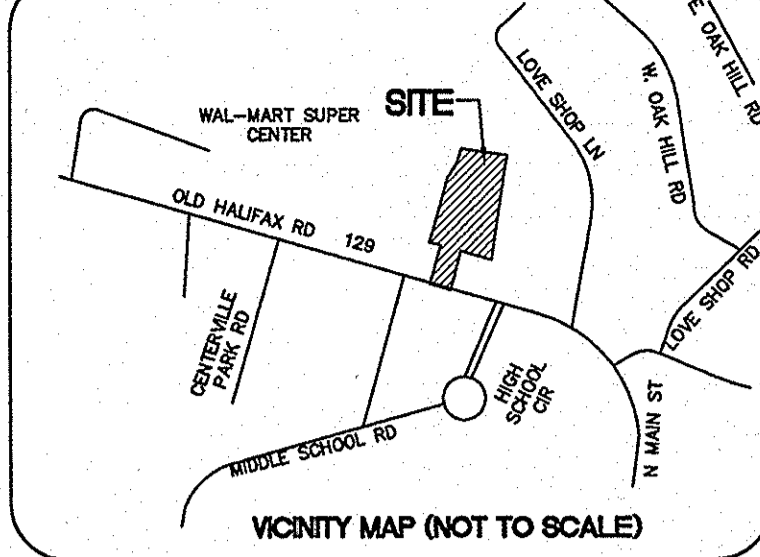
TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS DATED MARCH 19, 1992, AND RECORDED MAY 20, 1992, IN DEED BOOK 575, PAGE 564, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA.

TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS DATED MARCH 20, 2001, AND RECORDED APRIL 14, 2001, IN DEED BOOK 773, PAGE 521, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF HALIFAX COUNTY, VIRGINIA.

"THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 3020-828019VA4 WITH AN EFFECTIVE DATE OF DECEMBER 8, 2016 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 ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY."

TITLE EXCEPTIONS:

1. FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT # 3020-828019VA4 EFFECTIVE: DECEMBER 8, 2016
2. Easement granted Virginia Electric and Power Company dated May 8, 1989, recorded July 27, 1989, in Deed Book 538, Page 698. * AFFECTS AS SHOWN.
3. Easement granted Virginia Electric and Power Company dated June 23, 1989, recorded July 27, 1989, in Deed Book 538, Page 701. * AFFECTS AS SHOWN.
4. Easement granted Virginia Electric and Power Company dated June 23, 1989, recorded July 27, 1989, in Deed Book 538, Page 701. * AFFECTS AS SHOWN.
5. Easement granted Central Telephone Company dated May 8, 1989, recorded September 3, 1992, in Deed Book 583, Page 479. AFFECTS AS SHOWN.
6. Terms, duties, conditions, easements, obligations and/or provisions of Easement Agreement by and between JDN Enterprises, Inc., and F & M Development dated October 11, 1988, and recorded November 8, 1988, in Deed Book 530, Page 427, for a water easement crossing insured premises. NOTE: Said instrument was corrected by Corrective Easement dated March 23, 1992, and recorded May 12, 1992, in Deed Book 578, Page 345. * DRAINAGE EASEMENT BENEFITS, SLOPE AND WATER EASEMENT DO NOT AFFECT.
7. Terms, duties, conditions, easements, obligations and/or provisions of Declaration of Covenants, Easements and Restrictions by JDN Enterprises dated March 19, 1992, and recorded March 20, 1992, in Deed Book 575, Page 564. * AFFECTS, NOTHING TO PLOT.
8. Terms, duties, conditions, easements, obligations and/or provisions of Declaration of Covenants, Easements and Restrictions by JDN Enterprises dated March 19, 1992, and recorded March 20, 1992, in Deed Book 575, Page 564. * AFFECTS, NOTHING TO PLOT.
9. Exception is taken for the rights of Wal-Mart Real Estate Business Trust (Wal-Mart) its successors and/or assigns to cross property insured hereunder for purposes of access to non-exclusive easement as described in instrument recorded in Deed Book 533, Page 237, and conveyed to Wal-Mart from JDN Realty Corporation in Deed Book 773, Page 510. * ACCESS EASEMENT SHOWN, SAME AS DB. 533-237.
10. Easement granted the Town of South Boston, Virginia, (1) dated February 24, 1998, and recorded April 8, 1998, in Deed Book 692, Page 81, and (2) dated December 19, 2000, recorded January 5, 2001, in Deed Book 766, Page 831. * AFFECTS AS SHOWN.
11. Consent and Agreement between JDN Realty Corporation and Wal-Mart Real Estate Business Trust dated August 29, 2001, and recorded September 24, 2001, in Deed Book 788, Page 235. * AFFECTS, NOTHING TO PLOT.
12. Terms, duties, conditions, obligations and/or provisions of Easement Agreement by and between JDN Enterprises, Inc., and Lowe's Investment Corporation dated December 20, 1988, and recorded February 3, 1989, in Deed Book 533, Page 237. * AFFECTS AS SHOWN.
13. Terms, duties, conditions, obligations and/or provisions of Easement Agreement by and between JDN Enterprises, Inc., and F & M Development Corporation dated October 15, 1987, and recorded in Deed Book 517, Page 329. Note: Corrective Access Agreement dated February 5, 1992, and recorded March 20, 1992, in Deed Book 575, Page 593. * BENEFITS SUBJECT PROPERTY, UNABLE TO LOCATE ON CURRENT DRAWING.
14. Terms, duties, conditions, obligations and/or provisions of Easement Agreement by and between JDN Enterprises, Inc., a Georgia corporation, and Lowe's Investment Corporation, a North Carolina corporation, dated December 1, 1988, and recorded December 22, 1988, in Deed Book 532, Page 51. * SLOPE EASEMENT BENEFITS AS SHOWN, SEVERE EASEMENT BENEFITS BUT CAN NOT BE PLOTTED ON CURRENT DRAWING.
15. Terms, duties, conditions, obligations and/or provisions of Easement Agreement by and between JDN Enterprises, Inc., a Georgia corporation, and Eugene T. Wheeler and Betty C. Wheeler dated November 2, 1988, and recorded November 29, 1988, in Deed Book 531, Page 155. Note: Corrective Access Agreement dated April 21, 1992, and recorded September 21, 1992, in Deed Book 584, Page 282. * POSSIBLY BENEFITS SUBJECT PROPERTY, UNABLE TO SHOW ON CURRENT DRAWING.
16. Matters as shown on plot of survey recorded in Plat Book 21, Page 68, and Plat Book 15, Page 192. * SLOPE EASEMENT SHOWN, ACCESS EASEMENT FROM PB. 15-192 SHOWN HEREON.
17. Easement granted Virginia Electric and Power Company dated August 7, 1989, recorded September 18, 1989, in Deed Book 540, Page 709. * DOES NOT AFFECT.
18. Easement granted Virginia Electric and Power Company, recorded in Deed Book 237, Page 50. * DOES NOT AFFECT.
19. Easement set forth on plot recorded in Deed Book 506 Page 481. * DOES NOT AFFECT.



SURVEYOR'S NOTES:

- 1.) SQUARE FOOTAGE AND DIMENSIONS OF STRUCTURE(S) ARE FOR INFORMATIONAL PURPOSES ONLY, NOT FOR SALE OR LEASE PURPOSES.
- 2.) ZONING PROVIDED BY THE PLANNING AND ZONING RESOURCE COMPANY, (PZR SITE # 99503-3) DATED: JANUARY 5, 2017.
- 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.) "SAID SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 51083C0409D, WITH A DATE OF IDENTIFICATION OF 10-16-2008. FOR COMMUNITY NUMBER 51083C0409D, IN HALIFAX COUNTY/PARISH, STATE/COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID SURVEYED PROPERTY IS SITUATED.
- 5.) I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1:10000 AS SHOWN HEREON AND THAT THE AREA WAS DETERMINED BY DMD METHOD.
- 6.) THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY.
- 7.) THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
- 8.) THERE IS NO OBSERVED EVIDENCE OR EVIDENCE FROM APPROPRIATE AUTHORITIES THAT THERE ARE WETLAND AREAS LOCATED ON THE PROPERTY.
- 9.) THE PROPERTY HAS DIRECT ACCESS TO OLD HALIFAX ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY.
- 10.) THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-3020-828019VA4, DATED DECEMBER 8, 2016.

POSSIBLE PROJECTIONS:

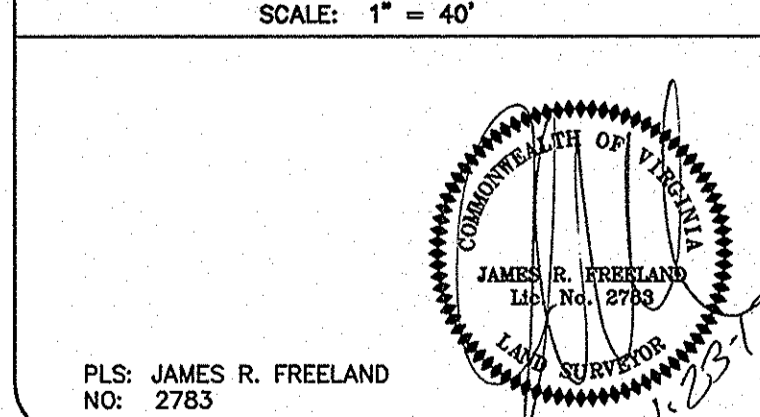
MULTIPLE CURB PROJECTIONS ON SOUTHEASTERN SIDE OF PROPERTY CONC. PAD FOR PROPANE TANK

LAND AREA:
 109,287 SQ.FT.
 2.508 ACRES



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: WD CHECKED: JCC
 REF. PLAT BOOK: 21-68 & 15-192
 REF. DEED BOOK: 788-248
 TAX MAP: PRN: 27957
 DATE OF SURVEY: 12-19-2016
 DATE DRAWN: 12-20-2016
 DRAWING NO: 67807
 DATE OF LAST REVISION:



COMMONWEALTH OF VIRGINIA
HALIFAX COUNTY
ALTA/NSPS LAND TITLE
SURVEY FOR
RIVERCREST REALTY
ASSOCIATES, LLC
 SITE ADDRESS:
 3459 OLD HALIFAX ROAD
 SOUTH BOSTON, VA 24592

PARKING INFORMATION
 REGULAR SPACES 107
 HANDICAP SPACES 2
 SPACES TOTAL 109
 REQUIRED PARKING: 1 SPACE PER 250 SF.
 TOTAL REQUIRED: 98 SPACES

ZONING INFORMATION:
 ZONED: B2
 SETBACK LINE:
 FRONT: 20'
 SIDE: NONE
 BACK: NONE
 MAXIMUM BUILDING HEIGHT: 60'

FLOOD INFORMATION:
 THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".
 AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 PER NFIP FIRM COMMUNITY PANEL NO. 51083C0409D
 EFFECTIVE DATE: OCTOBER 16, 2009

ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, LLC, BARCLAYS BANK PLC, its successors and/or 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 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, AND ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 10A, 11, 13, 14, 16-20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 12-19-2016.
 DATE OF PLAT OR MAP: 12-20-2016
 THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN (TITLE COMMITMENT # 3020-828019VA4).
 JAMES R. FREELAND, PLS
 REGISTRATION/LICENSE NUMBER: 2783