

TITLE EXCEPTIONS:
 FIRST AMERICAN TITLE INSURANCE COMPANY
 COMMITMENT # 3020-892708
 EFFECTIVE: FEBRUARY 22, 2018

12. An Access Easement dated the 4th day of June 1999, by and between Wal-Mart Real Estate Business Trust, and One Gateway Associates, LLC, of record in the aforesaid clerk's office in Deed Book 456 at Page 600; * ACCESS EASEMENT SHOWN HEREON, THIS EASEMENT DOES NOT LINE UP WITH THE CURRENT DRIVE ISLE ENTERING INTO THE WAL-MART PROPERTY.

13. Declaration of Easements and Restrictions dated the 23rd day of March 2000, by One Gateway Associates, LLC, and of record in the aforesaid clerk's office in Deed Book 462 at Page 09; * AFFECTS SUBJECT PROPERTY, SEE DEED OF RECORD.

14. An Easement and Right of Way dated the 18th day of May, 2000, by and between One Gateway Associates, LLC, and Mountaineer Gas Company, of record in the aforesaid clerk's office in Deed Book 463 at Page 525; * 10 GAS EASEMENT AFFECTING SUBJECT PROPERTY RUNNING ALONG LINES LOCATED ON SUBJECT PROPERTY.

16. An Distribution Line Easement dated the 21st day of July 2000, by and between One Gateway Associates, LLC, and Monongahela Power Co., of record in the aforesaid clerk's office in Deed Book 481 at Page 240; * ELECTRIC EASEMENT AFFECTING AS SHOWN.

17. An Distribution Line Easement dated the 9th day of January 2008, by and between One Gateway Associates, LLC, and Monongahela Power Co., of record in the aforesaid clerk's office in Deed Book 518 at Page 738; * ELECTRIC EASEMENT AFFECTING SUBJECT PROPERTY AS SHOWN, THERE IS NO LINE IN PLACE IN THE LOCATION OF THIS EASEMENT.

TITLE DESCRIPTION

The land referred to in this Commitment is situated in the City of Lewisburg, County of Greenbrier, State of West Virginia, and is described as follows:

A TRACT OR PARCEL OF LAND SITUATE ON THE SOUTHERN SIDE OF U. S. ROUTE 219 IN LEWISBURG CORPORATION, GREENBRIER COUNTY, WEST VIRGINIA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A "T" FENCE POST FOUND CORNER TO WAL MART STORES, INC DB 452, PG 274 BILLY AND MINDY MCCORMICK DB 418, PG 43 AND THE SOUTHEASTERN MOST CORNER OF ONE GATEWAY, LLC (FGW) DB 456, PG 139 5.004 ACRE RESIDUE, OF WHICH THIS IS A DESCRIPTION; THENCE LEAVING WAL MART AND WITH MCCORMICK AND OGW ORIGINAL 5.004 ACRE OUTSIDE BOUNDARY THE FOLLOWING SEVEN COURSES:

S 38°50'18" W 100.19' TO 1/2" REBAR FOUND;

THENCE S 51°03'31" W 191.01' TO A 5/8" REBAR PREVIOUSLY SET; THENCE WITH A CURVE TO THE RIGHT HAVING A FORTY FOOT RADIUS

THENCE N 87°50'59" W 52.03' TO A 5/8" REBAR PREVIOUSLY SET;

THENCE N 47°16'39" W 578.04' TO A 5/8" REBAR PREVIOUSLY SET; THENCE WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A FIFTY EIGHT POINT THREE SEVEN FOOT RADIUS N 09°54'26" E 73.49' TO A 5/8" REBAR PREVIOUSLY SET.

THENCE N 43°10'51" E 60.93' TO A "T" FENCE POST FOUND ON THE EASTERN RIGHT-OF-WAY OF PIERCY DRIVE, IN LINE OF OGW, CORNER TO MCCORMICK AND ARMORE DEVELOPMENT DB 443, PG 218;

THENCE LEAVING MCCORMICK AND WITH ARMORE AND THE END OF PIERCY DRIVE N 43°10'51" E 13.49' TO AN "X" PREVIOUSLY OUT IN CONCRETE CURB GUTTER, IN LINE OF ARMORE, CORNER TO NEIGHBORHOOD HOSPITALITY, INC (NHI) DB 464, PG 532 1.20 ACRE TRACT, ORIGINALLY A PART OF OGW 5.044 ACRES;

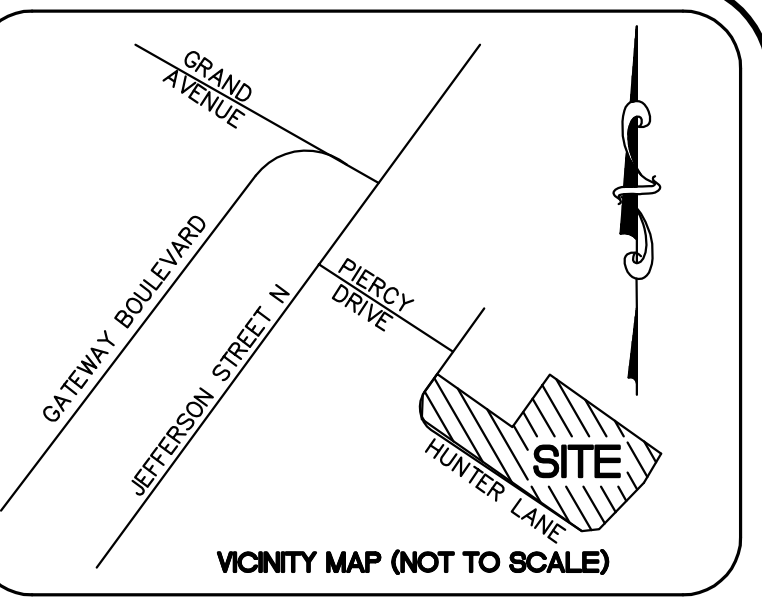
THENCE LEAVING THE ORIGINAL OUTSIDE LINE OF OGW 5.004 ACRES, ARMORE DEVELOPMENT, PIERCY DRIVE AND DEVELOPMENT, PIERCY DRIVE AND WITH NHI 1.20 ACRES AND THE WESTERN EDGE OF A THIRTY FOOT TRAVEL AND UTILITY EASEMENT DB 464, PG 532

THENCE S 46°50'38" E 272.48' TO A "PK" NAIL PREVIOUSLY SET IN THE ASPHALT PARKING LOT, CORNER TO NHI AND OGW;

THENCE CROSSING THE END OF THE TRAVEL/UTILITY EASEMENT AND WITH NHI N 43°09'22" E 191.50' TO A 5/8" REBAR PREVIOUSLY SET IN LINE OF WAL MART AND CORNER TO NHI AND OGW; THENCE LEAVING NHI AND WITH WAL MART AND THE ORIGINAL OUTSIDE LINE OF OGW 5.004 ACRES S 46° 50'38" E 405.40 TO THE BEGINNING.

CONTAINING 3.804 ACRES, MORE OR LESS, AS SURVEYED IN APRIL 2001 BY THOMAS C. GATES, PS 815 AND AS SHOWN ON MAP TITLED "MAP FOR ONE GATEWAY, LLC SHOWING 3.804 ACRES SITUATE IN LEWISBURG CORPORATION."

BEING THE RESIDUE OF A 5.004 ACRE TRACT CONVEYED TO ONE GATEWAY ASSOCIATES BY DEED DATED JUNE 4, 1999 BY BILLY AND MINDY MCCORMICK AND OF RECORD IN THE OFFICE OF THE CLERK OF THE COUNTY COMMISSION OF GREENBRIER COUNTY, WEST VIRGINIA IN DEED BOOK 456 AT PAGE 139



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 APPROPRIATE GOVERNMENTAL AGENCY; TO BE USED FOR INFORMATIONAL PURPOSES ONLY.

3.) THE WORDS "CERTIFY" 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 TO ANY CONSTRUCTION OR EXCAVATION.

POSSIBLE PROJECTIONS:

NONE OBSERVED

LAND AREA:

165,705 SQ.FT.
3.804 ACRES

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: BMB PARTY CHIEF: RH CHECKED: JCC

REF. PLAT BOOK: N/A

REF. DEED BOOK: 456-139

TAX MAP: 10-16-101

DATE OF SURVEY: 2-27-2018

DATE DRAWN: 2-28-2018

DRAWING NO: 69440

DATE OF LAST REVISION:

SCALE: 1" = 40'

PLS: JAMES R. FREELAND
NO: 2146

LINE TABLE

LINE	LENGTH	BEARING
L1 (M)	13.49'	N 43°08'59" E
L1 (R)	13.49'	N 43°10'51" E
L2 (M)	100.16'	S 38°50'32" W
L2 (R)	100.19'	S 38°50'18" W
L3 (M)	60.93'	N 43°08'59" E
L3 (R)	60.93'	N 43°10'51" E
L4 (M)	272.45'	S 46°52'12" E
L4 (R)	272.48'	S 46°50'38" E

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1 (M)	40.00'	56.45'	34.08'	51.88'	N 87°43'56" W	80°51'19"
C1 (R)	40.00'	56.45'	34.08'	52.03'	N 87°50'59" W	80°51'19"
C2 (M)	58.37'	79.55'	47.34'	73.53'	N 09°47'14" E	78°05'00"
C2 (R)	58.37'	79.55'	47.34'	73.49'	N 09°54'26" E	78°05'00"

TMS# 10-12-104
N/F
WALMART REAL ESTATE
D.B. 452-274

TMS# 10-16-102
N/F
NEIGHBORHOOD HOSPITALITY, INC
D.B. 464-532

TMS# 10-16-108
N/F
GREENBRIER COUNTY LODGING, INC.
D.B. 516-521

TMS# 10-17-30
N/F
MINDY W. MCCORMICK
BILLY G. MCCORMICK
D.B. 486-334

ALTA/NSPS CERTIFICATE:

TO: RIVERCREST REALTY ASSOCIATES, INC & 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, 7B, 7C, 8, 9, 11, 13 & 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 2-27-2018

DATE OF PLAT OR MAP: 2-28-2018

THE PROPERTY SHOWN HEREON IS THE SAME AS SET FORTH IN TITLE COMMITMENT #3020-892708.

JAMES R. FREELAND, PLS
REGISTRATION/LICENSE NUMBER: 2146

STATE OF WEST VIRGINIA
GREENBRIER COUNTY
CITY OF LEWISBURG

ALTA/NSPS LAND TITLE SURVEY FOR RIVERCREST REALTY ASSOCIATES, INC.

SITE ADDRESS:
250 PIERCY DRIVE & 518 N. JEFFERSON STREET
LEWISBURG, WV 24901