

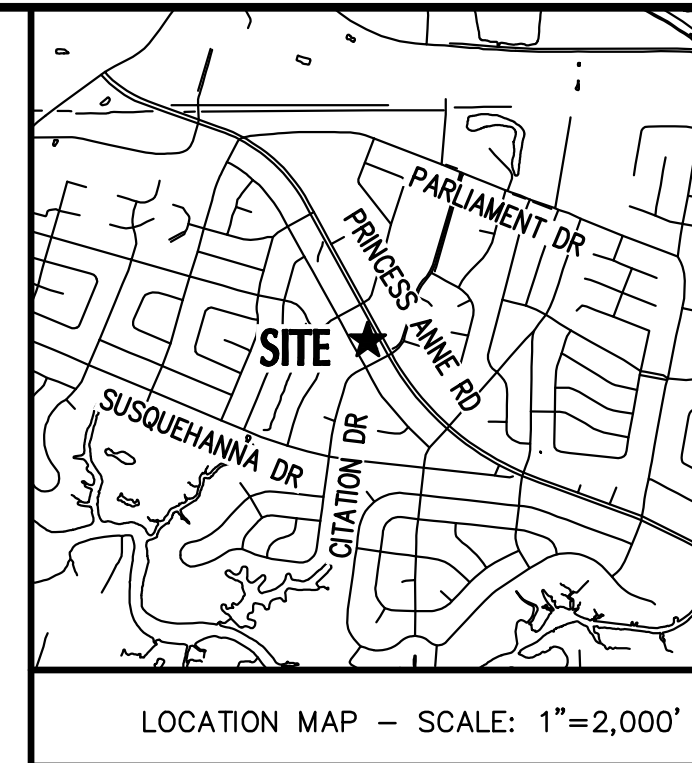
SCHEDULE B EXCEPTIONS:

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THIS STATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT NOTE: AS TO THE PROPOSED LOAN POLICY, THIS EXCEPTION WILL NOT APPEAR ON THE FINAL POLICY PROVIDED THAT THE REQUIREMENTS APPEARING UNDER SCHEDULE B, PART 1 HEREIN, HAVE BEEN MET...IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
- ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD...NOT PLOTTABLE.
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS...NOT PLOTTABLE.
- TAKES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS...NOT A SURVEY ITEM.
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS...IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
- TAXES FOR THE FIRST HALF OF THE FISCAL YEAR 2020(A21), NOT YET DUE AND PAYABLE AND ALL TAXES FOR SUBSEQUENT FISCAL YEARS...NOT A SURVEY ITEM.
- STORM WATER FEES, NOT YET DUE AND PAYABLE...NOT A SURVEY ITEM.
- ANY ENCROACHMENT ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISPOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. NOTE: WILL NOT APPEAR ON THE LOAN POLICY WHEN ISSUED...IF ANY OBSERVED AT TIME OF SURVEY THEN SHOWN ON SURVEY.
- COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, ASSET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW...NOT PLOTTABLE.
- THOSE EASEMENT(S), RIGHTS AND PRIVILEGES AS SET FORTH IN THAT CERTAIN DECLARATION RECORDED IN DEED BOOK 1534, PAGE 707...SHOWN ON SURVEY.
- UTILITY EASEMENT (10') IN WIDTH, ALONG PRINCESS ANNE ROAD AND TEMPORARY CONSTRUCTION EASEMENT AS CONTAINED IN THAT CERTIFICATE OF TAKE RECORDED IN DEED BOOK 1804, PAGE 324 AND CONFIRMED IN FINAL ORDER IN DEED BOOK 1994, PAGE 625 AND REFLECTED ON RECORDED PLAT IN MAP BOOK 127, PAGE 51...SHOWN ON SURVEY.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER CO. BY INSTRUMENT RECORDED IN DEED BOOK 2632, PAGE 1961, (10') FEET IN WIDTH, AS SHOWN ON PLAT ATTACHED TO SAID EASEMENT...SHOWN ON SURVEY.
- DRAINAGE AND UTILITY EASEMENT (5') IN WIDTH, ALONG THE REAR LOT LINE, AS SET FORTH ON THE RECORDED PLAT IN MAP BOOK 47, PAGE 21...SHOWN ON SURVEY.
- EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER CO., (160') IN WIDTH, RUNNING ACROSS LOT 4, AS SHOWN ON THE RECORDED PLAT IN MAP BOOK 47, PAGE 21 AND COMPRISED OF THE FOLLOWING:
 - EASEMENT(100') IN WIDTH, GRANTED IN DEED BOOK 343, PAGE 137...SHOWN ON SURVEY.
 - EASEMENT (60') IN WIDTH, ALONG AND ADJACENT TO THE WESTERN SIDE OF THE EASEMENT REFERENCED IN ITEM (A) ABOVE; GRANTED IN DEED BOOK 595, PAGE 72...SHOWN ON SURVEY.

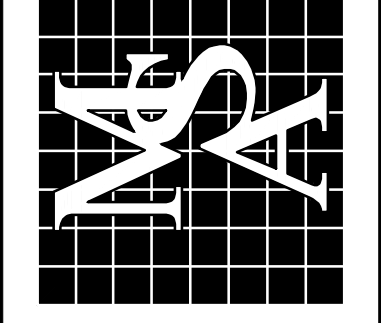
SURVEY NOTES:

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO:FN21-217, EFFECTIVE DATE: OCTOBER 12, 2021 AT 08:00 AM.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON PANEL 0083 OF THE FLOOD INSURANCE RATE MAPS FOR VIRGINIA BEACH, VIRGINIA, COMMUNITY NO.: 515531, DATED: 1/16/2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON MAP BOOK 127, PAGE 51.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- LOCATION OF UNDERGROUND NON-GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
- ZONING: O2, OFFICE DISTRICT; BUILDING SETBACKS FOR O2 AS PER CITY OF VIRGINIA BEACH ZONING ORDINANCE: FRONT = 35', SIDE = 20', SIDE ADJACENT TO STREET = 30', REAR = 20'.
- NUMBER OF PAINTED PARKING SPOTS OBSERVED AT TIME OF SURVEY:

REGULAR SPACES =	81
HANDICAP SPACES =	5
TOTAL PARKING SPACES =	86
- PROPERTY HAS ACCESS TO A DEDICATED PUBLIC STREETS PRINCESS ANNE ROAD, HILL PRINCE ROAD AND CITATION DRIVE.
- CURRENT OWNER: B & W PROPERTIES, L.L.C., DEED BOOK 3629, PAGE 1174.
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

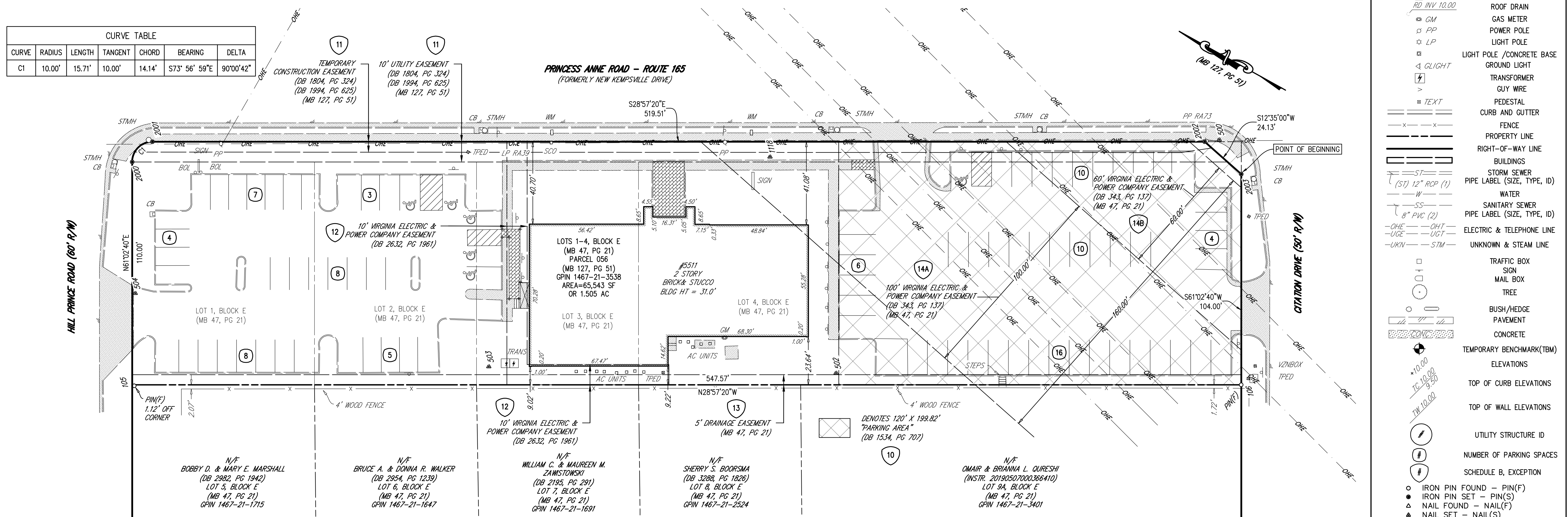


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LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
○ TEXT	MANHOLE
□ SCO	SANITARY CLEANOUT
⊗ TEXT	VALVE
□ WM	WATER METER
⊕ FH	FIRE HYDRANT
⊙ WELL	WELL
⊙ MWELL	MONITOR WELL
⊙ DI	DROP INLET
⊙ CB	CATCH BASIN
RD INV. 10.00	ROOF DRAIN
⊙ GM	GAS METER
⊙ PP	POWER POLE
⊙ LP	LIGHT POLE
⊙ GLIGHT	LIGHT POLE / CONCRETE BASE
⊙	GROUND LIGHT
⊕	TRANSFORMER
>	GUY WIRE
⊙ TEXT	PEDESTAL
---	CURB AND GUTTER
-x-x-	FENCE
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	BUILDINGS
ST	STORM SEWER
(ST) 12" RCP (1)	PIPE LABEL (SIZE, TYPE, ID)
W	WATER
SS	SANITARY SEWER
8" PVC (2)	PIPE LABEL (SIZE, TYPE, ID)
--- OHT	ELECTRIC & TELEPHONE LINE
--- UGT	UNKNOWN & STEAM LINE
--- STM	UNKNOWN & STEAM LINE
□	TRAFFIC BOX
□	SIGN
□	MAIL BOX
○	TREE
□	BUSH/HEDGE
---	PAVEMENT
---	CONCRETE
⊙	TEMPORARY BENCHMARK (TBM)
⊙	ELEVATIONS
⊙	TOP OF CURB ELEVATIONS
⊙	TOP OF WALL ELEVATIONS
⊙	UTILITY STRUCTURE ID
⊙	NUMBER OF PARKING SPACES
#	SCHEDULE B, EXCEPTION
○	IRON PIN FOUND - PIN(F)
●	IRON PIN SET - PIN(S)
▲	NAIL FOUND - NAIL(F)
▲	NAIL SET - NAIL(S)
⊙	DRILL HOLE FOUND - DH(F)
⊙	DRILL HOLE SET - DH(S)
⊙	CONC. STEEL PIN FOUND - MON(F)
⊙	CONC. STEEL PIN SET - MON(S)

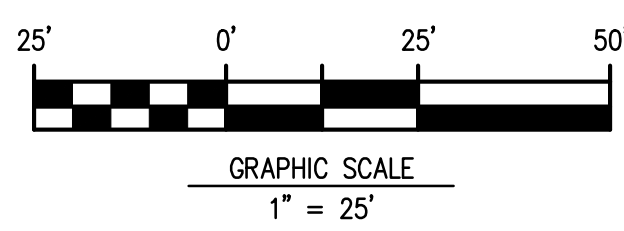
CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	10.00'	15.71'	10.00'	14.14'	S73° 56' 59"E	90°00'42"



LEGAL DESCRIPTION:
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF VIRGINIA BEACH, COMMONWEALTH OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:
ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON AND THE APPURTENANCES THEREUNTO BELONGING, SITUATE AND BEING IN THE CITY OF VIRGINIA BEACH, VIRGINIA, KNOWN, NUMBERED AND DESIGNATED AS LOTS 1, 2, 3 AND 4, IN BLOCK LETTERED "E", AS SHOWN ON THAT CERTAIN PLAT ENTITLED, "SUBDIVISION OF CAROLANE FARM SECTION ONE KEMPSVILLE MAGISTERIAL DISTRICT, PRINCESS ANNE COUNTY, VA.", MADE BY FRANK D. TARRALL, JR. & ASSOCIATES, DATED APRIL 1959, RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN MAP BOOK 47, AT PAGE 21.
IT BEING A PORTION OF THE SAME PROPERTY CONVEYED TO B&W PROPERTIES, L.L.C., BY GENERAL WARRANTY DEED OF STANLEY WARANCH AND CAROL B. WARANCH AND SEAMAN WARANCH AND DORIS E. WARANCH AND STUART H. BUXBAUM AND MARILYN B. BUXBAUM, DATED 6/12/1996 AND RECORDED 6/20/1996 IN DEED BOOK 3629, PAGE 1174.
NOTE: THE FOLLOWING WERE ERRONEOUSLY OMITTED FROM THE DEED REFERENCED ABOVE. A DEED OF CORRECTION AND CONFIRMATION IS REQUIRED IN SCHEDULE B-1 HEREIN.
LESS, SAVE AND EXCEPT THAT PORTION OF PROPERTY CONVEYED TO THE CITY OF VIRGINIA BEACH BY CERTIFICATE OF TAKE, DATED 7/18/1978 AND RECORDED 7/21/1978 IN DEED BOOK 1804, PAGE 324 AND SHOWN ON PLAT RECORDED IN MAP BOOK 127, PAGE 51. THE FINAL ORDER FOR SAID TAKE IS RECORDED IN DEED BOOK 1994, PAGE 625.
TOGETHER WITH AND SUBJECT TO THOSE EASEMENTS, RIGHTS AND PRIVILEGES, AS SET FORTH IN THAT CERTAIN DECLARATION, DATED 11/1/1975 AND RECORDED 12/18/1975 IN DEED BOOK 1534, PAGE 707.

METES AND BOUNDS DESCRIPTION (AS SURVEYED):
BEGINNING AT A POINT ON THE SOUTHWEST INTERSECTION OF PRINCESS ANNE ROAD AND CITATION DRIVE, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG CITATION DRIVE S61°02'40"W, 104.00' TO A PIN FOUND; THENCE DEPARTING CITATION DRIVE N28°57'20"W, 547.57' TO A POINT ON THE EASTERN RIGHT-OF-WAY OF HILL PRINCE ROAD; THENCE ALONG HILL PRINCE ROAD N61°02'40"E, 110.00' TO A POINT ON THE SOUTHEAST INTERSECTION OF HILL PRINCE ROAD AND PRINCESS ANNE ROAD; THENCE ALONG PRINCESS ANNE ROAD ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 10.00', CURVE LENGTH OF 15.71', CHORD BEARING OF S73°56'59"E AND CHORD LENGTH OF 14.14' TO A POINT; THENCE ALONG PRINCESS ANNE ROAD S28°57'20"E, 519.51' TO A POINT; THENCE S12°35'00"W, 24.13' TO A POINT ON THE SOUTHWEST INTERSECTION OF PRINCESS ANNE ROAD AND CITATION DRIVE, SAID POINT BEING THE POINT OF BEGINNING AND CONTAINING 65,543 SF OR 1.505 AC.

SURVEYOR'S CERTIFICATION
TO B & W PROPERTIES, L.L.C. AND FIDELITY NATIONAL 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, 6(A), 7(A), 7(C), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 6, 2021.
UPDATED DATE OF PLAT: NA
ORIGINAL DATE OF PLAT: JANUARY 10, 2022
JEFFREY J. VIERRETH, L.S. 2306
EMAIL: JEFF@MSAONLINE.COM



ALTA/NSPS LAND TITLE SURVEY
or
5511 PRINCESS ANNE ROAD
GPIN 1467-21-3538
(MB 47, PG 21) (MB 127, PG 51)
SHEET
V101
1 of 1 Sheets
SCALE: 1" = 25'
PROJ. NO.: 21290