

Legend of Symbols & Abbreviations

- R/W = RIGHT OF WAY
- C&G = CURB AND GUTTER
- CONC. = CONCRETE
- TRANS. = TRANSFORMER
- LP = LIGHT POLE
- EP = EDGE OF PAVEMENT
- S = SIGN
- EB = ELECTRIC BOX
- EMP = METAL POST WITH ELECTRIC
- G = GRASS
- R/S = ROD SET
- F = FOUND
- DI = DROP INLET
- H/C = HANDICAP
- FENCE
- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- SDMH = STORM DRAIN MANHOLE
- YDI = YARD DROP INLET
- PP = POWER POLE
- B = BOLLARD
- FH = FIRE HYDRANT
- FMP = FIRE MAIN INDICATOR
- SP = STAND PIPE
- SMH = SANITARY MANHOLE
- WV = WATER VAULT
- FH = FIRE HYDRANT
- TP = TELEPHONE POLE
- HH = HAND HOLES
- VS = VENT STACKS
- WM = WATER METER
- ASPHALT
- BSL = BUILDING SETBACKLINE

Notes Corresponding to Schedule B

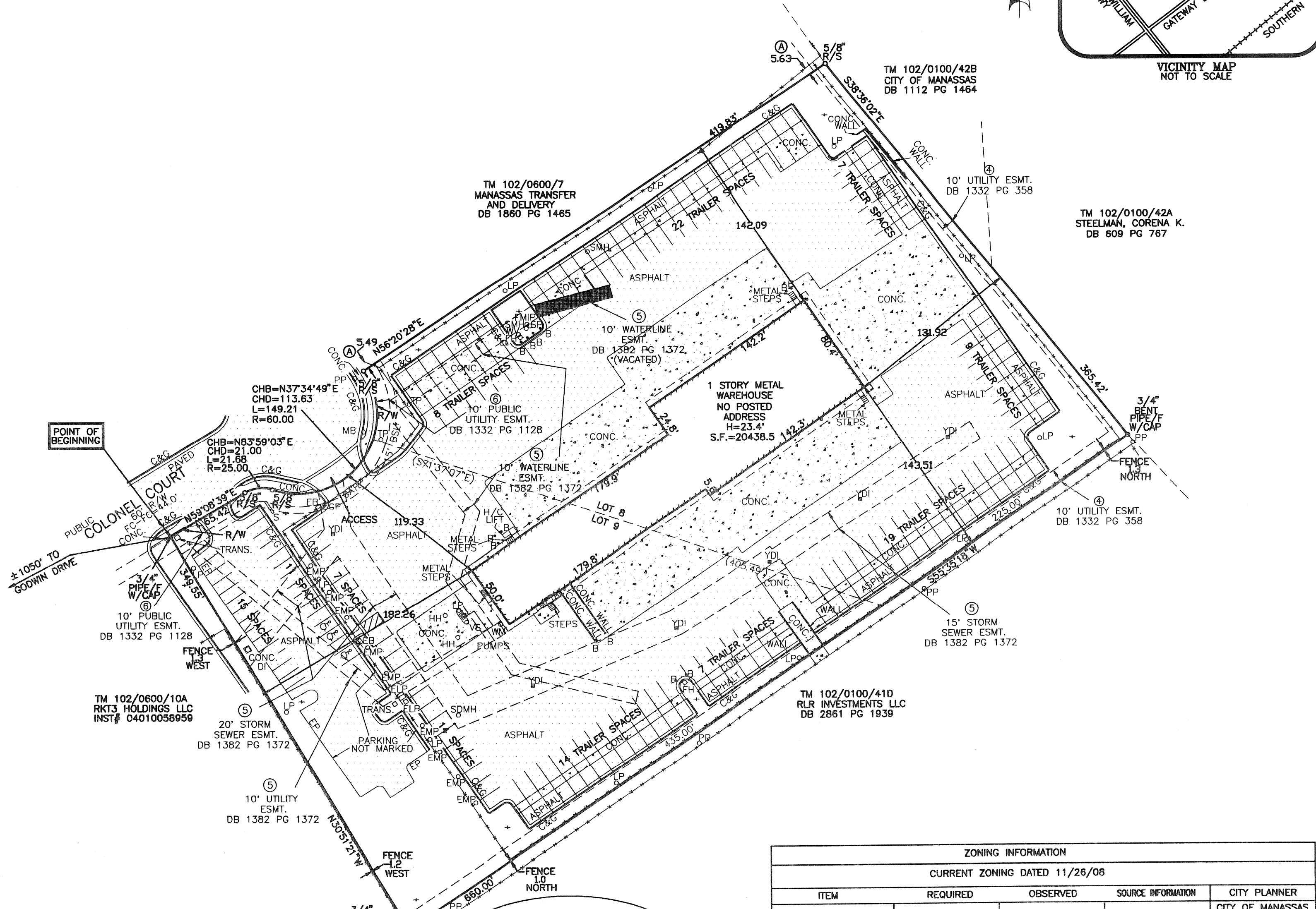
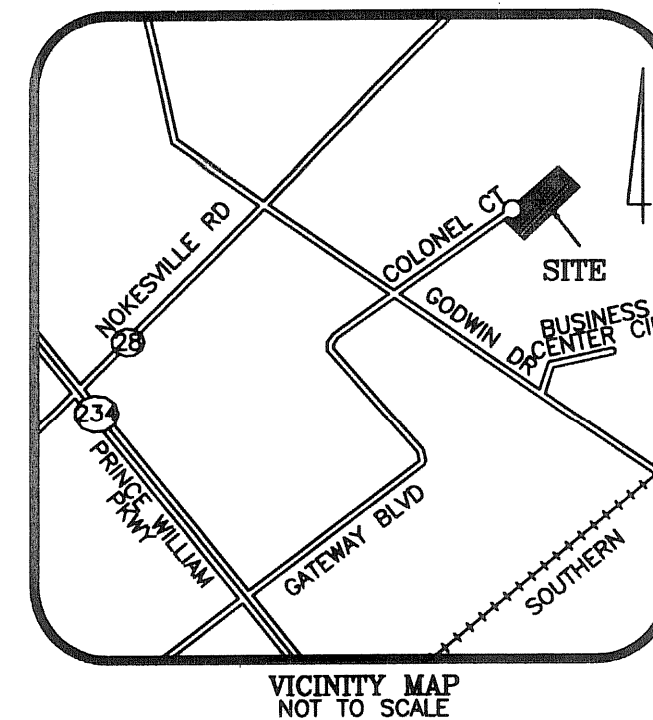
3. EASEMENT(S) GRANTED TO THE COMMONWEALTH OF VIRGINIA BY INSTRUMENT RECORDED IN DEED BOOK 241 AT PAGE 417. (NOT PLOTTED, DOES NOT AFFECT SUBJECT PROPERTY)
4. EASEMENT AND RIGHT OF WAY GRANTED TO THE CITY OF MANASSAS BY INSTRUMENT RECORDED IN DEED BOOK 1332, PAGE 358. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
5. EASEMENT AGREEMENT BY AND BETWEEN YELLOW FREIGHT SYSTEM, INC., AND THE CITY OF MANASSAS BY INSTRUMENT RECORDED IN DEED BOOK 1382 AT PAGE 1372, AS AFFECTED BY THAT CERTAIN DEED OF VACATION RECORDED IN DEED BOOK 2409 AT PAGE 578. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
6. TEN FOOT (10) PUBLIC UTILITY EASEMENT ON BOTH LOTS AS SHOWN ON DEDICATION PLAT. (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)

General Notes

1. THIS PLAT WAS BASED ON A FIELD SURVEY WITH A LINEAR PRECISION CLOSURE OF 1 FOOT IN 60393 FEET.
2. THIS PROPERTY HAS DIRECT ACCESS TO COLONEL COURT, A PUBLIC STREET OR HIGHWAY.
3. THE NUMBER OF STRIPED PARKING SPACES IS 47 REGULAR, 86 TRAILER AND 3 HANDICAPPED SPACES.
4. ALL FIELD MEASUREMENTS MATCHED RECORD MEASUREMENTS WITHIN THE MINIMUM STANDARDS SET FORTH FOR ALTA/ACSM LAND TITLE SURVEYS.
5. WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.
6. RIGHTS OF THE COMMONWEALTH OF VIRGINIA ARE NOT DESIGNATED BY THIS SURVEY.
7. SUBAQUEOUS LANDS AND WETLAND AREAS WHICH MAY BE SUBJECT TO THE RIGHTS OF THE COMMONWEALTH OF VIRGINIA AND TO THE RIGHTS OF THE USA ARE NOT ALL DELINEATED PER THIS SURVEY.
8. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
9. BY VISUAL INSPECTION THERE APPEARS TO BE NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
10. THERE APPEARS TO BE NO CHANGE TO RIGHT OF WAY LINES FOR ADJACENT ROADWAYS, OR STREET OR SIDEWALK CONSTRUCTION REPAIRS, BY VISUAL INSPECTION, OR ANY INFORMATION SUPPLIED TO SURVEYOR.
11. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
12. NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION REGARDING OWNERSHIP OR TITLE.
13. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGMENT BY THE SURVEYOR, WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
14. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
15. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND THAT NO LICENSE HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THE SURVEY EXCEPT AS IS NECESSARY IN CONJUNCTION WITH THE ORIGINAL TRANSACTION.
16. SURVEYOR DID NOT ABSTRACT PROPERTY, SURVEY BASED ON LEGAL DESCRIPTIONS SUPPLIED BY TITLE COMPANY, EASEMENTS, BUILDING LINES, ETC., SHOWN ARE AS IDENTIFIED BY TITLE COMMITMENT AS REFERENCED HEREON.
17. THERE IS NO OBSERVED, ABOVE GROUND EVIDENCE OF CEMETERIES OR BURIAL GROUNDS NOTED AT TIME OF SURVEY.

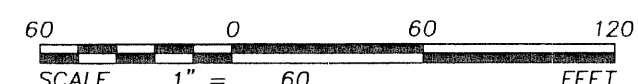
Statement of Encroachments

- (A) FENCE EXTENDS OVER NORTHERN PROPERTY LINE.



TM 102/0600/8A
YELLOW FREIGHT SYSTEMS, INC.
DB 1368 PG 1496
5.1987 AC.
226454.0 SQ. FT.
(TOTAL AREA INCLUSIVE OF LOTS 8 AND 9)

ZONING INFORMATION				
CURRENT ZONING DATED 11/26/08				
ITEM	REQUIRED	OBSERVED	SOURCE INFORMATION	CITY PLANNER
PERMITTED USE	TRUCK TERMINAL	TRUCK TERMINAL	www.monassascity.org	CITY OF MANASSAS DEPT. OF COMMUNITY DEVELOPMENT
MINIMUM LOT AREA	NONE	226454.0 SQ. FT.	PERSON CONTACTED	COUNTER PERSON
MINIMUM FRONTAGE	NONE	142.93'	DATE CONDUCTED	11/26/2008
MAX BLDG. COVERAGE	NONE	349.55'	PHONE NO.	(703)257-8223
MIN. SETBACKS FRONT	15'	119.33'	NOTES: PROPERTY ZONED L-2 (HEAVY INDUSTRIAL)	
MIN. SETBACKS SIDE	NONE	131.92'		
MIN. SETBACKS REAR	NONE	143.51'		
MAX. BLDG. HEIGHT	75'	23.4'		
PARKING REGULAR		47 REGULAR		
PARKING HANDICAPPED		86 TRAILER		
PARKING TOTAL		136 TOTAL		



Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) of the Flood Insurance Rate Map, Community Panel No. 510122-0157D, which bears an effective date of 1/5/1995 and is not in a Special Flood Hazard Area. By telephone call dated 11/28/2008 to the National Flood Insurance Program (800-638-6820) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Landmark-fleet Surveyors, P.C.
ENGINEERS • LAND SURVEYORS • PLANNERS
8014 Midlothian Turnpike Suite 103
RICHMOND, VIRGINIA 23235
(804) 330-5686, (FAX) 330-5558

COPYRIGHT 2008
by Bock & Clark Corporation
This product style and format is protected by Copyright and all rights are reserved. The use of this style and format is strictly prohibited without the written consent and permission of Bock & Clark Corporation.

Legal Description

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND SITUATED, LYING AND BEING IN PRINCE WILLIAM COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 AND 9 OF GODWIN INDUSTRIAL PARK, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 1332 AT PAGE 1128 AMONG THE LAND RECORDS OF PRINCE WILLIAM COUNTY, VIRGINIA.

Survey Description

ALL THAT CERTAIN LOT OR PARCEL OF LAND LYING AND BEING SITUATE IN THE CITY OF MANASSAS, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH PIPE WITH CAP FOUND ALONG THE SOUTH LINE OF COLONEL COURT, BEING APPROXIMATELY 1050 FEET EAST OF GODWIN DRIVE, THENCE NORTH 59 DEGREES 08 MINUTES 39 SECONDS EAST 65.42 FEET TO A 5/8 INCH ROD SET; THENCE ALONG A CURVE TO THE RIGHT 21.60 FEET TO A 5/8 INCH ROD SET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 65 DEGREES 59 MINUTES 03 SECONDS EAST, A CHORD DISTANCE OF 21.00 FEET; THENCE ALONG A CURVE TO THE LEFT 149.21 FEET TO A 5/8 INCH ROD SET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING OF NORTH 37 DEGREES 34 MINUTES 49 SECONDS EAST, A CHORD DISTANCE OF 113.63 FEET; THENCE NORTH 56 DEGREES 20 MINUTES 28 SECONDS EAST 419.83 FEET TO A 5/8 INCH ROD SET; THENCE SOUTH 38 DEGREES 36 MINUTES 02 SECONDS EAST 365.42 FEET TO A 3/4 INCH BENT PIPE WITH CAP FOUND; THENCE SOUTH 55 DEGREES 35 MINUTES 18 SECONDS WEST 860.00 FEET TO A 3/4 INCH PIPE WITH CAP FOUND; THENCE NORTH 30 DEGREES 51 MINUTES 21 SECONDS WEST 349.55 FEET TO A 3/4 INCH PIPE WITH CAP FOUND, BEING THE POINT AND PLACE OF BEGINNING, CONTAINING 5.1987 ACRES OR 226454.0 SQUARE FEET OF LAND.

THE ABOVE DESCRIBED PROPERTY IS THE SAME PROPERTY AS THAT DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 20803578 BEARING AN EFFECTIVE DATE OF NOVEMBER 24, 2008 AT 8:00 A.M.

ALTA/ACSM Land Title Survey

YRC MANASSAS PROJECT
YELLOW FREIGHT SYSTEM INC.
10451 COLONEL COURT, MANASSAS, VA 20110

SURVEYOR'S CERTIFICATION

The undersigned hereby certifies to NATMI Truck Terminals, LLC, North American Terminals Investors II, LLC, North American Terminals Management, Inc., and their successors, assigns, and lenders, Chicago Title Insurance Company and Bock & Clark Corporation that he is a duly registered land surveyor in the State of Virginia, that the survey reflected by this plat was actually made upon the ground on November 19, 2008, that this survey is made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established and adopted by ALTA and NSPS in 2005 and includes Items 2, 3, 4, 6, 7(c), 7(b)(1), 7(c), 8, 9, 10 and 18 (appearing from a careful physical inspection of the premises, as hereinafter defined) Table A thereof. The undersigned further certifies that said survey correctly shows the location of all buildings, structures and other improvements, if any, situated on the 5.1987 acre tract known as 10451 Colonel Court (the Premises) shown thereon; that, except as shown, there are no visible or recorded easements or rights of way across said Premises; that there are no other easements or rights of way of which the undersigned has been advised; that there are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto the Premises by buildings, structures or other improvements situated on adjoining premises except as shown; that the Premises do not lie within any flood hazard areas; and that the Premises has access to a dedicated public street or streets known as Colonel Court.

Signature of Bruce C. Landes

BRUCE C. LANDES
REGISTRATION NO. 1342
IN THE COMMONWEALTH OF VIRGINIA
DATE OF SURVEY: NOVEMBER 19, 2008
DATE OF LAST REVISION: 1/27/09

BOCK & CLARK NSN PROJECT NO. 200801622-1

SURVEY PERFORMED BY:
LANDMARK-FLEET SURVEYORS, PC
8014 MIDLOTHIAN TURNPIKE, SUITE 103
RICHMOND, VA 23235
PHONE: (804)330-5676
FAX: (804)330-5558



Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS, Fax: (330) 666-3508 www.1800surveys.com

