

NOTES:

- THE FOLLOWING EASEMENTS DO NOT AFFECT THIS PROPERTY:
EASEMENTS GRANTED CITY OF ALEXANDRIA IN D.B. 648, PG 298
- THE FOLLOWING TWO EASEMENTS CAN NOT BE PLOTTED AND THEREFORE ARE NOT SHOWN:
10' VIRGINIA ELECTRIC & POWER COMPANY EASEMENT RECORDED IN DB 735, PG 372
10' VIRGINIA ELECTRIC & POWER COMPANY EASEMENT RECORDED IN DB 976, PG 205
- THE ERROR OF CLOSURE FOR THIS SURVEY IS 1:301,703.
- THE WALL LABELED AS "PARTY WALL" WAS A PARTY WALL UNTIL THE BUILDING ON LOT 500 WAS RECONSTRUCTED IN ITS PRESENT CONFIGURATION. THE EXISTING WALL ON PARCEL 3431-01.1-02 HAD PILLARS ADDED SO AS TO FUNCTION AS AN EXTERIOR WALL.
- ALL UTILITIES ARE AVAILABLE TO THE PROPERTY FROM EITHER A PUBLICLY DEDICATED RIGHT-OF-WAY OR A VALIDLY CREATED EASEMENT.

ZONING:

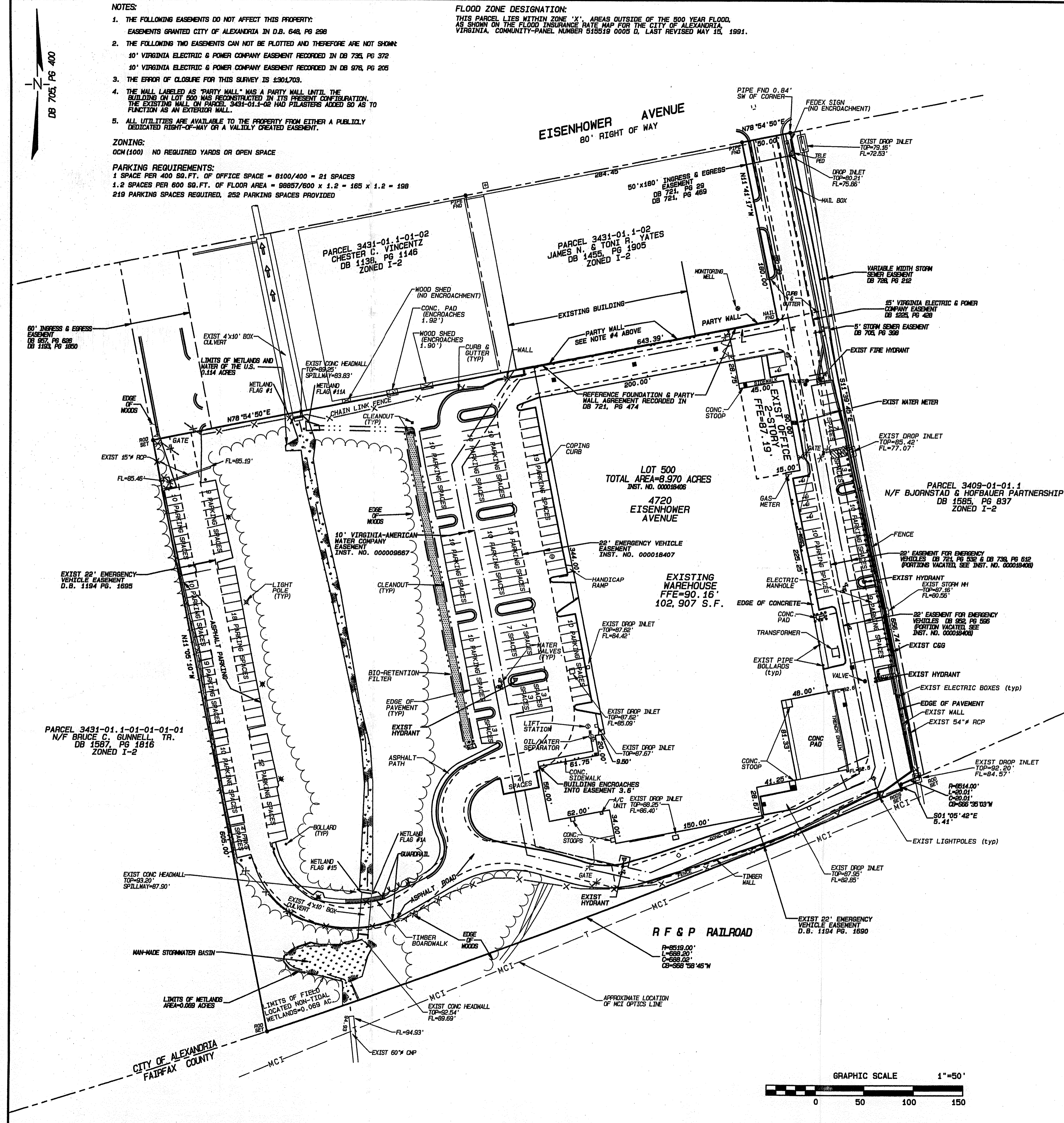
OCM(100) NO REQUIRED YARDS OR OPEN SPACE

PARKING REQUIREMENTS:

- 1 SPACE PER 400 SQ. FT. OF OFFICE SPACE = 8100/400 = 21 SPACES
- 1.2 SPACES PER 600 SQ. FT. OF FLOOR AREA = 9867/600 x 1.2 = 195 x 1.2 = 234
- 219 PARKING SPACES REQUIRED, 252 PARKING SPACES PROVIDED

FLOOD ZONE DESIGNATION:

THIS PARCEL LIES WITHIN ZONE 'X'. AREAS OUTSIDE OF THE 500 YEAR FLOOD, AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF ALEXANDRIA, VIRGINIA, COMMUNITY-PANEL NUMBER 515519 0005 D, LAST REVISED MAY 15, 1991.



With respect to this survey, the undersigned a registered Land Surveyor in and for the Commonwealth of Virginia hereby certifies as follows to (a) North American Title Insurance Management, Inc.; (b) Calicoe, HAT, LLC; Calicoe Industrial Investors, LLC; Calicoe Investment Management, Inc.; their respective partners, subsidiaries and affiliates; and their respective successors and assigns; (c) Chicago Title Insurance Company; and (d) any lender or mortgagee on the subject property, each of whom may rely on this certification.

(I) This plan of survey and the property description set forth hereon are true and correct and prepared from an actual on-the-ground survey of the real property shown hereon (the "Property").

(II) Such survey was conducted by the surveyor, or under his supervision.

(III) All monuments shown hereon actually exist, and the location, size, and type of material thereof are correctly shown.

(IV) All parcels shown hereon are contiguous with each other and no gaps or gaps exists between or among such parcels.

(V) Except as shown hereon, there are no visible encroachments onto the property or protrusions therefrom (including, without limitation, encroachments by improvements appurtenant to adjoining premises or protrusions onto adjacent premises by improvements appurtenant to the property), there are no improvements on the property, there are no visible easements or rights-of-way on the property, and there are no visible discrepancies, conflicts, shortages in area, or boundary line conflicts.

(VI) Except as shown hereon, there are no poles, lines, wires, electrical power, telephone lines, or other utilities on the property, and all utility services required for the operation of the property (including sanitary sewer, storm sewer, telephone, gas, electric, and water) enter the property by way of adjoining public streets or this survey shows the point of entry of any utilities which pass through or are located on adjoining private land.

(VII) The size, location, and type of all buildings, structures, and other improvements are as shown hereon and all are located on the property in conformity with all applicable zoning laws regulating the use of the property, applicable laws containing minimum setback provisions, and covenants and restrictions of record.

(VIII) Adequate ingress and egress to and from the property is provided by the following streets and dedicated public rights-of-way maintained by the City of Alexandria, Virginia: Eisenhower Avenue.

(IX) The property does not serve any adjoining properties for drainage, ingress, egress, or other purposes.

(X) All recorded easements and other exceptions, as noted in the Commitment for the Title Insurance No. 2480-50171 issued by Chicago Title Insurance Company ("Title Company") dated July 19, 2000, have been correctly plotted hereon.

(XI) Except as shown hereon, there are no watercourses, ditches, reservoirs, pools, streams, or other natural areas of water flow on the property and there is no record of the property for pathways, driveways, or roadways for which there are no recorded easements, or for dumping, drilling, or excavation.

(XII) The property is not located in a 100-year flood plain or in an identified "Flood From Area", as defined by the U.S. Department of Housing and Urban Development, pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panel #5155190005, dated May 15, 1991, which map panel covers the area in which the property is situated, and

(XIII) The survey was made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by the American Land Title Association, the American Congress of Surveying and Mapping, and the National Society of Professional Surveyors in 1999 (including items 13.4.6.6.1 through 13.4.6.6.13 of Table A thereof) and pursuant to the accuracy standards, standards of care, and standards of practice as adopted by ALTA, ACSM and NSPS in 1999, and in effect as of the date of this certification, the undersigned further certifies that:

The surveyor expressly understands and agrees that (i) This certificate is made to induce the lender, its successors and/or assigns (the "Lender") to extend credit to the property and to issue the title company to issue a policy of title insurance insuring the validity and priority of such mortgage, (ii) Lender and title company are entitled to rely on this plan of survey as being true and accurate in all respects and upon this certificate as being true and accurate, and (iii) the consideration paid to the surveyor for the preparation and certification of such survey has been paid, in part, for the benefit of lender and title company and in anticipation of their reliance hereon.

Land Surveyor VA License No. 002349

To: Massachusetts Mutual Life Insurance Company, its successors or assigns; Babson Capital Management LLC, and Chicago 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 "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 13.4.6.6.1 through 13.4.6.6.13 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, ACSM and NSPS in 1999, and in effect as of the date of this certification, the undersigned further certifies that:

The survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys"

Date: 11-2-06
Signed: [Signature]
Registration No. 112106

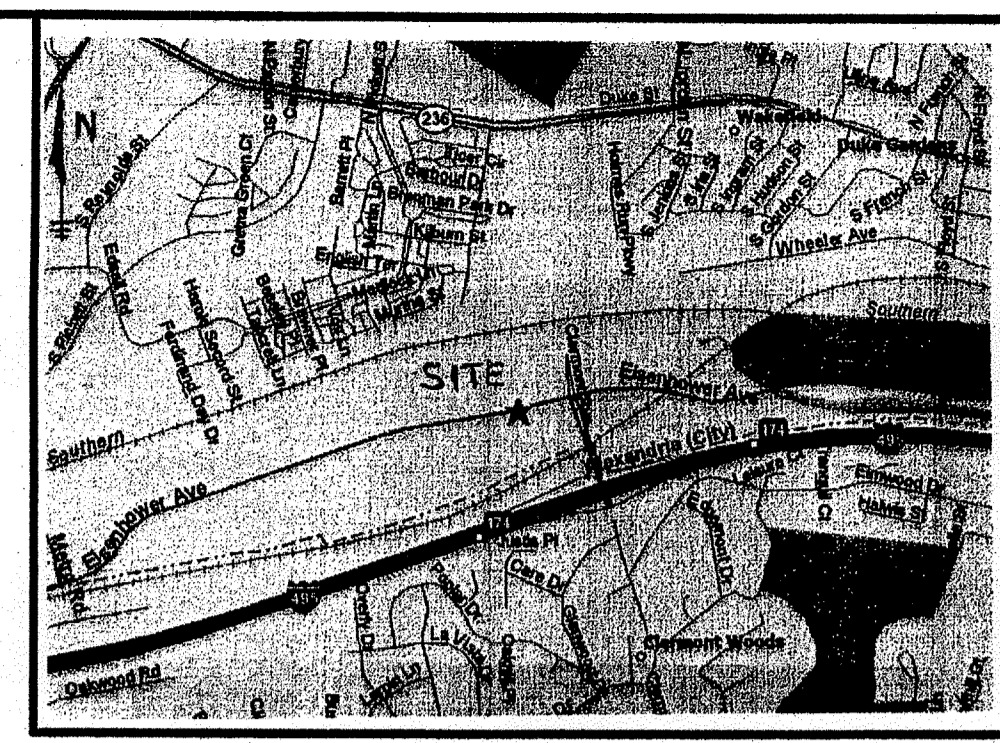
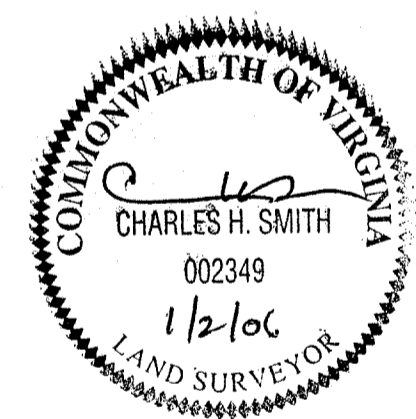
Legal Description:
ALL THAT CERTAIN land situate in the City of Alexandria, Virginia, and more particularly described as follows:
Lot 500, being the consolidation of Parcel 3431-01.1-01-01-01-02 and Parcel 3431-01.2, as shown on plat attached to Deed of Consolidation recorded in Instrument No. 000018406, among the land records of the City of Alexandria, Virginia, and being further described as follows:

BEGINNING at a point in the southerly right-of-way line of Eisenhower Avenue (80 feet wide), said point being the northeast corner of Parcel 3431-01.1-02; thence running with said southerly line of Eisenhower Avenue, N78°54'50"E 50.00 feet to a point being the southeast corner of Parcel 3409-01-01-1; thence departing the southerly line of Eisenhower Avenue and running with the westerly line of Parcel 3409-01-01-1, S11°58'45"E 51.54 feet to a point in the northerly right-of-way of the Richmond, Fredericksburg and Potomac Railroad; thence running with the westerly line of Parcel 3409-01-01-1 and running with said northerly line of the Richmond, Fredericksburg and Potomac Railroad the following courses and distances: with the arc of a curve to the right whose radius is 5,514.00 feet and whose chord bearing and chord are S88°35'03"W, 20.01 feet for an arc distance of 20.01 feet to a point; thence with the arc of a curve to the right whose radius is 5,514.00 feet and whose chord bearing and chord are S88°35'03"W, 20.01 feet for an arc distance of 20.01 feet to a point being the southeast corner of Parcel 3431-01.1-01-01-01; thence departing the northerly line of the Richmond, Fredericksburg and Potomac Railroad and running with the westerly line of Parcel 3431-01.1-01-01-01, N11°05'10"W, 805.00 feet to a point being the southeast corner of Parcel 3431-01.1-02; thence running with the easterly line of parcel 3431-01.1-02, N11°41'17"W 180.00 feet to the point of beginning.

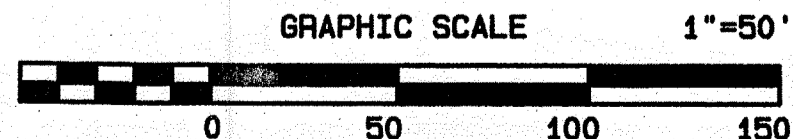
Containing 390,652 square feet or 8.968 acres.
TOGETHER with an easement over the westerly sixty (60) feet of frontage on Eisenhower Avenue by the full depth of Parcel 3431-01-01-02, to provide ingress and egress to and from the property thereby conveyed, being Parcel 3431-01.1-01-01-02, to Eisenhower Avenue as said easement is more fully described in Deed of Easement from Chester C. Vincent, Et. al. to Bruce C. Vincent, dated November 16, 1968, recorded in Deed Book 1193, Page 1850 among the aforesaid land records.

Being the same property conveyed to Cargex Alexandria Limited Partnership by Deed from JP Foodservice Distributors, Inc., dated October 19, 1999, recorded October 21, 1999, in Deed Book 172, Page 1253 in the Clerk's Office of the Circuit Court of the City of Alexandria, Virginia, and by Deed of Consolidation dated June 7, 2000, recorded as Instrument No. 000018406.

Being the same property as described in Schedule A of Chicago Title Insurance Company Commitment No. 2480-50171.



VICINITY MAP
1" = 2000'



EDA ENGINEERING DESIGN ASSOCIATES
ARCHITECTS • ENGINEERS • CONSTRUCTION MANAGERS • SURVEYORS • ENVIRONMENTAL SCIENTISTS

6625 LABURNUM AVENUE • RICHMOND, VIRGINIA 23221
804-236-0190 • FAX: 804-236-0194

REVISION:	PROJECT No: 05516	
NO.	DATE	DESCRIPTION:
1	1/2/2006	PER CLIENT COMMENTS

CARGEX ALEXANDRIA LIMITED PARTNERSHIP
GTY OF ALEXANDRIA, VIRGINIA

ALTA / ACSM SURVEY
GTY OF ALEXANDRIA, VIRGINIA

DRAWN BY: CHS
CHECKED BY: CHS
DATE: NOVEMBER 14, 2005
SCALE: T=50'
PROJECT No: 05516

DRAWING NO: 1 of 1

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT NO. 2480-50171