

UTILITY NOTES

(UN1) The location of Utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.

ZONING INFORMATION

STATUS	ZONED - I2 = Heavy Industrial	STATUS
ITEM	REQUIRED OBSERVED	CONTACT INFO:
PERMITTED USE	Warehouse Warehouse	City of Manassas Planning & Zoning 9027 Center Street, Room 202 Manassas, VA 20110 Phone: (703)257-8247 Fax: (703)257-5117
MIN. LOT AREA	None 11.14 Acres± 485,334 Square Feet	
MIN. DEPTH	None	
MIN. LOT WIDTH	None	
MAX. BLDG COVERAGE	None	
MIN. SETBACKS FRONT	15'	See Sheet 2 of 2
MIN. SETBACKS SIDE	None	See Sheet 2 of 2
MIN. SETBACKS REAR	None	See Sheet 2 of 2
MAX. BUILDING HEIGHT	75'	
PARKING REGULAR		42
PARKING HANDICAP	See Note	0
PARKING TOTAL		42

NOTES:
1 space for each building having a gross floor area up to 10,000 square feet, plus additional space for each additional 10,000 square feet or major fraction thereof.

TITLE 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:

Being part of that parcel of land as described in a conveyance from the Cannon Branch Corporation to C. Warren Harrover by a deed dated November 26, 1965, and recorded in Liber 376 at Folio 560 among the land records of Prince William County, Virginia, and being more particularly described as follows:

BEGINNING for the same at an iron pipe found on the northeasterly right-of-way line of Godwin Drive, Virginia (50 foot right-of-way), Route No. 661, said point also being a common corner to land now or formerly of Odie Herndon as recorded in Liber 165 at Folio 33 among the aforementioned land records; thence with the right-of-way line of said Godwin Drive

1. North 56 degrees 56' 51" West, 187.27 feet to a point; thence leaving said line and running so as to cross and include part of the first aforementioned conveyance, the following five courses and distances
2. North 33 degrees 03'09" East, 7.00 feet;
3. South 56 degrees 56' 51" East, 90.00 feet; 4. North 58 degrees 14' 11" East, 375.32 feet; 5. North 31 degrees 45'49" West, 172.74 feet;
6. North 62 degrees 25' 12" East, 1,057.29 feet to a point on the northeasterly line of said parcel; thence binding on part of said line
7. South 31 degrees 45' 46" East, 476.27 feet to an iron pipe found on the northwesterly right-of-way line of the southern railroad; thence with said line
8. 804.03 feet along the arc of a curare, deflecting to the left, having a radius of 17,228.80 feet and a chord bearing and distance of South 62 degrees 25' 12" West, 803.95 feet to an iron pipe found on a line of the aforementioned Odie Herndon property; thence with said property
9. North 44 degrees 36'31" West, 236.95 feet to an iron pipe found
10. South 58 degrees 14' 11" West, 540.26 feet to the place of beginning. CONTAINING 483,280 square feet or 11.0946 acres of land, more or less.

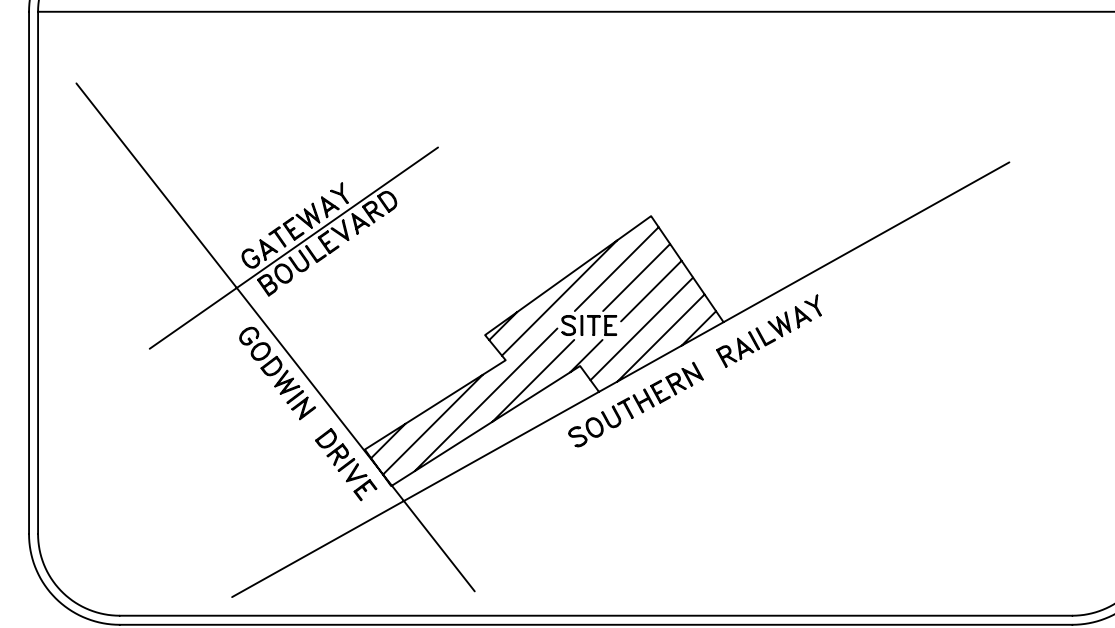
Saving and exception the following parcel to be used as a sanitary sewer easement:

BEGINNING at an iron pipe found at the beginning of the aforescribed eighth line: thence with part of said line

1. 78.40 feet along the arc of a curve, deflecting to the left, having a radius of 17,228.80 feet and a chord bearing and distance of South 63 degrees 37' 36" West, 78.40 feet; thence leaving said line and running so as to cross and include part of said parcel
2. North 63 degrees 37' 36" East, 76.33 feet to a point on the sixth line of the aforescribed parcel; thence with said line
3. South 31 degrees 45' 56" East, 40.69 feet to the place of beginning. CONTAINING 3,132 square feet or 0.0719 acres of land, more or less.

This description describes all that property cited within the Chicago Title Insurance Company Local No. 2480-10058 with an effective date as of June 18, 2010 at 8:00 a.m.

VICINITY MAP - NOT TO SCALE



STATEMENT OF ENCROACHMENTS

NONE SEEN AT THE TIME OF SURVEY

MISCELLANEOUS NOTES

- (MN1) No underground utilities are shown on this survey, only aboveground visible evidence of utilities are shown.
- (MN2) Ownership of this property is subject to opinion of title and is not expressed or implied by this survey.
- (MN3) This survey shows only dedications, restrictions and easements contained in the above mentioned Title Commitment and provided to the surveyor. It is possible there are other recorded instruments, which may affect this property.
- (MN4) Bearings and distances are record and measured unless otherwise noted.
- (MN5) The survey shown hereon was not prepared from a balanced and adjusted traverse.
- (MN6) 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 aboveground, visible evidence, unless another source of information is specifically referenced hereon.
- (MN7) Property does have physical access to public right of ways of Godwin Drive.
- (MN8) There was no observable evidence of earth moving work, building construction or additions, no changes in right of way lines, recent street or sidewalk construction or repairs and no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- (MN9) Bearings based on Map Drawer 89, Page 57.
- (MN10) Tax Parcel ID #102-01-00-410
- (MN11) There were no observed evidence of the location of cemeteries or burial grounds.
- (MN12) There were no observed evidence of addresses being posted at the time of survey.
- (MN13) Total Acreage = 11.14 Acres± or 485,334 Square Feet.
- (MN14) Located in the City of Manassas, Prince William County, Virginia

FLOOD NOTE:

By graphic plotting only, this property is in Zone(s) "X" of the Flood Insurance Rate Map, Community Panel No. 51153C 0157 D which bears an effective date of January 05, 1995 and is not located in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) FIRette created on July 09, 2010 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. A Zone "X" represents areas determined to be outside the 0.2% annual chance flood plain.

ITEMS CORRESPONDING TO SCHEDULE B

3. Permanent Easements as shown on plat attached to Deed Book 1112 at page 1156, Deed Book 1112 at page 1159 and in Deed Book 1112 at page 1161. APPLIES AND AFFECTS AS SHOWN.
4. Terms, conditions, restrictions and easements contained in Ingress-Egress Easement Agreement, recorded in Deed Book 1319 at page 1134 and in Deed Book 1501 at page 527. APPLIES AND AFFECTS AS SHOWN.
5. Terms, conditions, restrictions and easements contained in Right of Way Agreement recorded in Deed Book 1598 at page 1370. APPLIES AND AFFECTS AS SHOWN.
6. Easement(s) granted to Virginia Electric and Power Company by instrument recorded in Deed Book 201 at page 138; Deed Book 244 at page 262; Deed Book 262 at page 550 and in Deed Book 1985 at page 1968. DOES NOT APPLY OR AFFECT.
7. Terms, conditions, restrictions and easements contained in Easement Agreement, recorded in Deed Book 241 at page 417. APPLIES AND AFFECTS TO GODWIN DRIVE RIGHT OF WAY.
9. Terms, conditions, restrictions and easements contained in Deed of Easement recorded as Instrument No. 200208210107957 and as shown on Plat recorded as Instrument No. 200208210107958. APPLIES AND AFFECTS AS SHOWN.

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AS-SURVEYED LEGAL DESCRIPTION

COMMENCING at a mag nail set in the centerline intersections of the asphalt of Godwin Drive and the centerline of the Tracks of the Southern Railway, the POINT OF COMMENCEMENT and runs thence N45°45'28"W 259.95' to an iron rod set in the northerly right of way line of Godwin Drive, the POINT OF BEGINNING; and runs thence with the northerly right of way line of Godwin Drive N57°00'14"W 187.27' to an iron pipe found in the northerly right of way line of Godwin Drive; thence N33°37'10"E 6.96' to an iron pipe found; thence S56°58'48"E 90.00' to an iron pipe found; thence N58°14'11"E 375.33' to an iron rod set; thence N31°42'55"W 172.73' to an iron rod set; thence N62°25'07"E 1057.29' to an iron pipe found; thence S31°29'25"E 476.30' to an iron pipe found in the northerly right of way line of Southern Railway; thence with the northerly right of way line of Southern Railway and a curve to the left having a Radius of 17,228.80', a Length of 804.03' and a chord bearing and distance of S62°28'24"W 803.88' to an iron pipe found in the northerly right of way line of southern Railway; thence N44°09'02"W 235.65' to an iron pipe found; thence S58°15'48"W 540.26' to the point of beginning.

This description describes all that property cited within the Chicago Title Insurance Company Local No. 2480-10058 with an effective date as of June 18, 2010 at 8:00 am.

ALTA/ACSM LAND TITLE SURVEY

Aeroterm Four Project
9825 Godwin Drive, Manassas, VA 20110

Surveyor's Certification

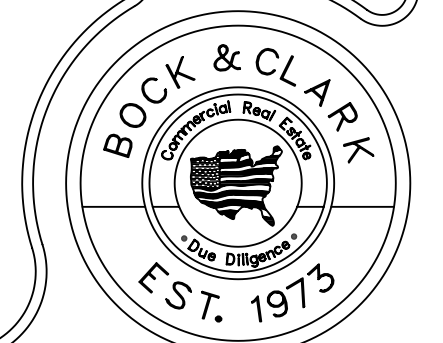
To: [Parties to be named later]; Chicago Title Insurance Company and Bock & Clark Corporation.

The undersigned certifies that this map or plat and the survey on which it is based were made on the date shown below of the premises specifically described in Chicago Title Insurance Company Commitment No. 21021647 effective June 18, 2010 and were made (i) 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 (ii) in accordance with the "Survey Requirements for Aeroterm Four Project dated 06/11/2010," and includes Items 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(a), 13 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, the undersigned further certifies that in my professional opinion as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.













Charles E. Rozier
Registration No. 1319
in the State of Virginia
Date of Survey: July 09, 2010
Date of Last Revision: July 20, 2010
Network Project No. 201000885/Site 3

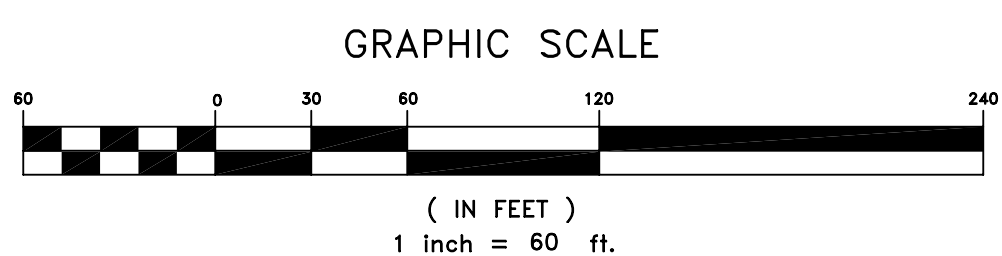
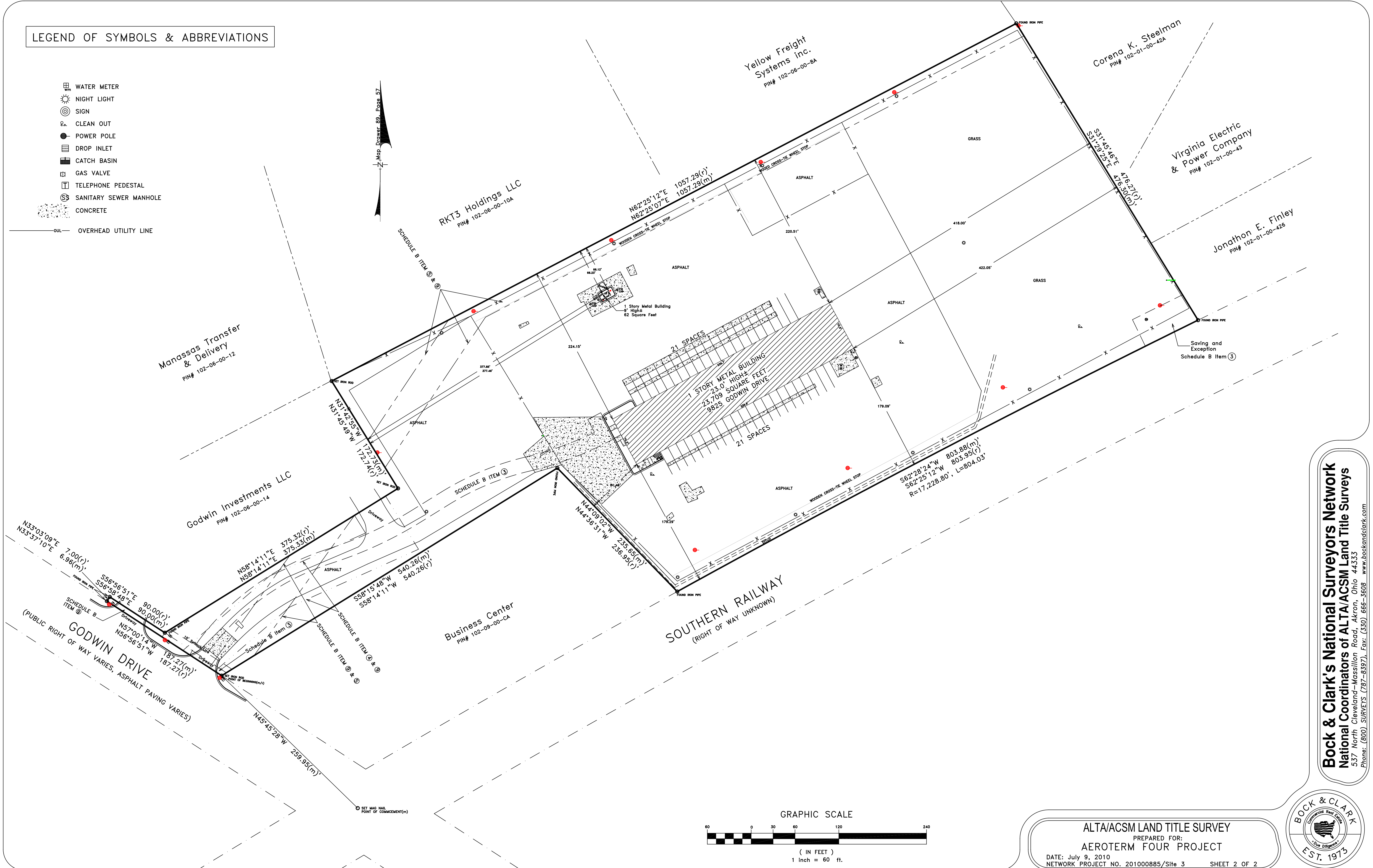
Survey Performed By:
Nobles and Associates
416 Chestnut St.
Lumberton, NC 28359
Phone: 910-738-6875
Fax: 910-738-8652
Email: noblesadmin@nc.rr.com

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National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road Akron, Ohio 44333
Phone: (800) SURVEYS (787-8327), Fax: (330) 666-3608 www.bockandclark.com



LEGEND OF SYMBOLS & ABBREVIATIONS

-  WATER METER
-  NIGHT LIGHT
-  SIGN
-  CLEAN OUT
-  POWER POLE
-  DROP INLET
-  CATCH BASIN
-  GAS VALVE
-  TELEPHONE PEDESTAL
-  SANITARY SEWER MANHOLE
-  CONCRETE
-  OVERHEAD UTILITY LINE



ALTA/ACSM LAND TITLE SURVEY
 PREPARED FOR:
AEROTERM FOUR PROJECT
 DATE: July 9, 2010
 NETWORK PROJECT NO. 201000885/Sheet 3 SHEET 2 OF 2

Bock & Clark's National Surveyors Network
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