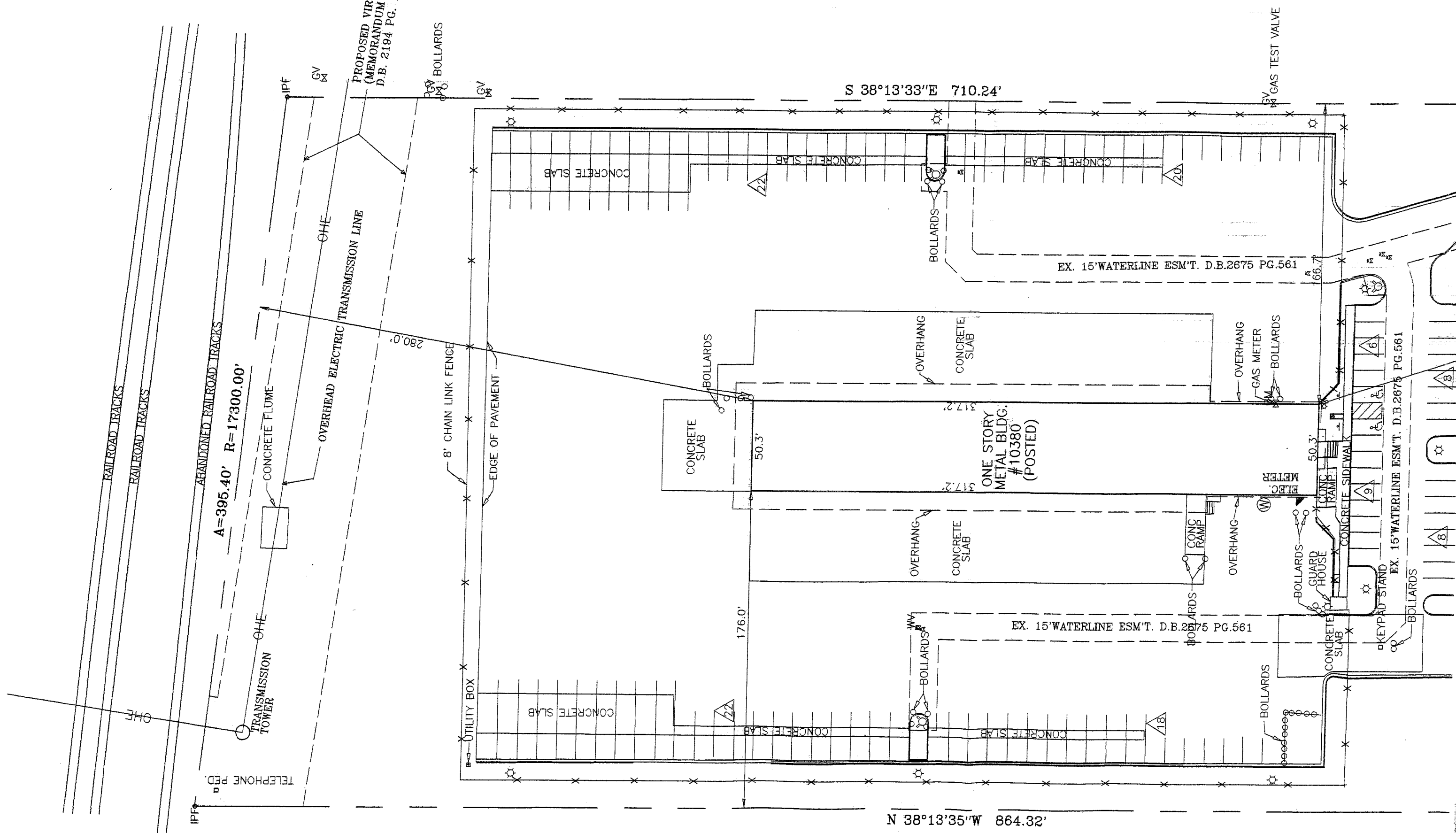


PROPOSED VIRGINIA POWER ROW
(MEMORANDUM OF LIS PENDENS RE
D.B. 2194 PG. 1918 AS RELEASED I



A=395.40' R=17300.00'

S 38°13'33"E 710.24'

N 38°13'35"W 864.32'

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

CONCRETE SLAB

ONE STORY METAL BLDG. #10380 (POSTED)

EX. 15' WATERLINE ESM'T. D.B.2675 PG.561

EX. 15' WATERLINE ESM'T. D.B.2675 PG.561

EX. 15' WATERLINE ESM'T. D.B.2675 PG.561

TELEPHONE PED.

TRANSMISSION TOWER

CONCRETE FLUME

OVERHEAD ELECTRIC TRANSMISSION LINE

8' CHAIN LINK FENCE

EDGE OF PAVEMENT

BOLLARDS

OVERHANG

OVERHANG

OVERHANG

OVERHANG

ELEC. METER

CONC. TRAMP

GUARD HOUSE

CONCRETE SIDEWALK

KEYPAD STAND

GV GAS TEST VALVE

GV BOLLARDS

BOLLARDS

BOLLARDS

BOLLARDS

RAILROAD TRACKS

RAILROAD TRACKS

ABANDONED RAILROAD TRACKS

OHE

OHE

OHE

IPPF

GV

GV

GV

GV

GV

6

8

8

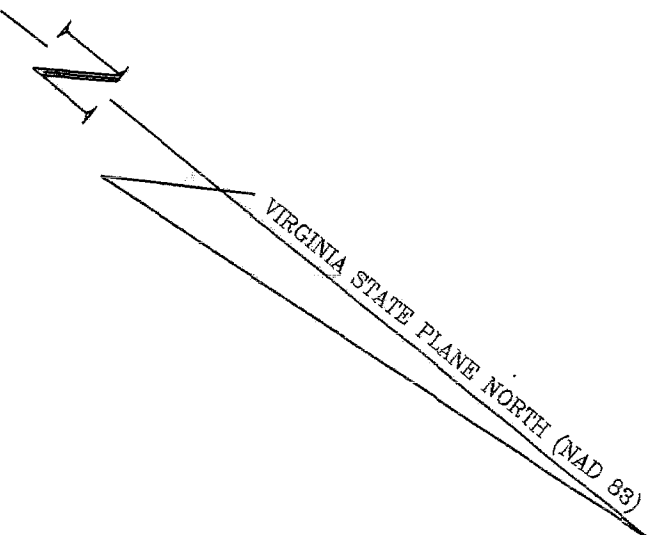
8

8

8

8

8



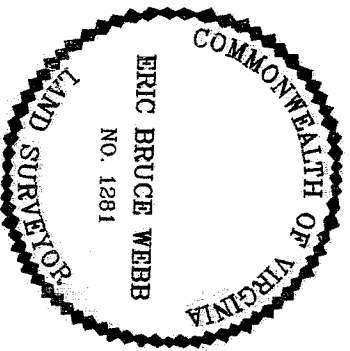
SCHEDULE B NOTES:

6. The Virginia Public Service Company recorded in Deed Book 86 Page 506 is Non-Locatable
7. The Virginia Gas Distribution Corporation easement recorded in Deed Book 91 Page 62 and Deed Book 147 Page 356 is not on the subject property as shown on Plat of Survey by Ross, France and Ratliff recorded in Deed Book 1326 Page 1707.
- 8-1. The Sanitary Sewer Easement recorded in Deed Book 1119 Page 1450 is not on the subject property. As shown both on the above referenced Ratliff survey in Deed Book 1326 Page 1706 and on Plat recorded in Plat Book 190 page 4.
- 8-2. The Sanitary Sewer Easement recorded in Deed Book 1548 Page 1939 and referenced as running along Winters Branch is not on the subject property as shown on the above referenced Ratliff survey in Deed Book 1326 Page 1712.
- 8-3. The Temporary Grading Easement recorded in Deed Book 1564 Page 1728 is expired (The opinion of the Surveyor) as the construction is completed for Godwin Drive as noted at the top of Page 1729 of the referenced deed.
- 8-4. The Temporary Grading and Construction Easements recorded in Deed Book 2495 Page 1170 and specifically referenced on Page 1172 are null and void (The opinion of the Surveyor) as the construction of Central Park Drive is completed.
- 8-5. The Temporary Grading and Turn-A-Round Easements recorded in Deed Book 2534 Page 1057 are null and void (The opinion of the Surveyor) As Central Park Drive has been extended to its termini and all construction is completed.
- 8-6. This instrument, recorded in Deed Book 2599 Page 91, cites Plat the granting of Various Easements on Lot 1B, Central Park Business and Industrial Center. However the attached plats 190-4, 190-5, 192-53 and 192-54 are previously recorded and not specific to Lot 1B.
9. This is the Re-subdivision Plat and various easements recorded in Deed Book 2569 Page 1329 that creates the subject Parcel known as Lot 1B.
10. The existing Sanitary Sewer line along Winters Branch as shown on a Plat of Survey recorded in Deed Book 1326 Page 1700 does not cross the subject property.

VEYOR'S CERTIFICATE:

pect to this survey, the undersigned, a registered Land Surveyor, in the Commonwealth of Virginia, hereby certifies as follows to (a) NorthAmerican Terminals Management, Inc. (b) NAT, LLC, CalEast Industrial Investors, LLC, LaSalle Investment Management, Inc.; their ve partners, subsidiaries, and affiliates, and their respective successors and assigns, (c) Title Insurance Company, and (d) any lender or mortgagee on the subject property, whom may rely on this certification.

Webb, Certificate No. 1281



NOTES:

1. PROPERTY DELINEATED HEREON IS LOCATED IN THE CITY OF MANASSAS TAX MAP 102 008 PARCEL 1B.
2. THE PROPERTY SHOWN HEREON IS ZONED I-2.
3. THE ORIGINAL SUBDIVISION PLAT WAS RECORDED IN DEED BOOK 2569 PAGE 329.
4. NO OBSERVABLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL WAS FOUND.
5. ALL EASEMENTS AND ENCUMBRANCES REFERENCED OR SHOWN ARE BASED UPON SCHEDULE B, SEC.II OF CHICAGO TITLE COMPANY EFFECTIVE DATE OCTOBER 15, 2006, COMMITMENT # 2480-60222.
6. CENTRAL PARK DRIVE IS A PUBLIC ROAD MAINTAINED BY THE CITY OF MANASSAS.
7. THE SUBJECT PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD PLAIN OR IN A FLOOD HAZARD AREA AS IDENTIFIED BY THE CITY OF MANASSAS MANAGEMENT AGENCY, PANEL #51153C176D DATED JANUARY 5, 1995.
8. THE I-2 ZONE PROVIDES FOR A MINIMUM 20' FRONT SETBACK AND NO MINIMUM SIDE OR REAR SETBACKS.
9. THIS SURVEY REFLECTS SURFACE IMPROVEMENTS AND MATTERS OF TITLE REFLECTED IN THE REFERENCED TITLE REPORT, BUT DOES NOT REFLECT ANY SUB-SURFACE ELEMENTS OR UNREPORTED OR UN-RECORDED MATTERS OF TITLE.

AREA TABULATION
TOTAL AREA: 7.1097 Ac.

Webb & Associates, Inc.

Land Surveying - Planning
10195 Main Street
Suite P
Fairfax, VA 22031
Phone (703) 591-3684 Fax (703) 591-0686

**ALTA/ACSM
SURVEY**

LOT 1B
CENTRAL PARK
BUSINESS and INDUSTRIAL CENTER
CITY of MANASSAS, VIRGINIA