

GENERAL NOTES

1. The bearing base for this survey originated from Virginia State Grid (GPS Sta. 111/2.12).
2. This property has an area of 76,974 square feet or 1.7671 acres of land.
3. This property is designated by First Manassas County, as Tax Map Parcel 36-1-001-600.
4. There was no observable evidence of cemeteries found at the time of this survey.
5. In response to Table A items 16, 17, and 18, 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.
6. Interior roadways appear to be private, variable in width and unnamed, unless otherwise shown.

SCHEDULE B - TITLE EXCEPTION NOTES

This survey is based on a title report prepared by First Battle Title Insurance Company, Commitment No. 97-0-117X, dated January 3, 2008 at 8:00 a.m.

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- ⑤ Rights of way to Virginia Electric and Power Company as recorded in Deed Book 1305 at page 106 and in Deed Book 254 at page 442, affects property, as shown on survey; rights of way in Deed Book 396 at page 79, may or may not affect property — document illegible, and in Deed Book 429 at page 347, does not affect property.
- ⑧ Emergency Vehicle/Public Sidewalk Easement as recorded in Deed Book 1280 at page 546. Affects property, as shown on survey.
- ⑩ Subject to unrecorded leases and tenants in possession thereof, benefits property, but cannot be plotted — blanket in nature.

POTENTIAL ENCROACHMENT NOTES

- A Sidewalk protrudes 3.4 feet onto subject property.
- B Overhead utility lines protrude 9.0 feet onto subject property.
- C Storm catch basin protrudes 1.3 feet into right-of-way.

ZONING NOTES

Zone: GC - Commercial General District
 Permitted Use Classification: Mixed Commercial Use
 Observed Use(s): Retail and Offices

Existing site conditions appear (from outside observations) to fall within permitted uses as listed above in the City of Hampton's Zoning Regulations Section 6-741.1X. Zoning Regulations are subject to change and interpretation, for further information contact: City of Hampton Planning Department, 231-456-7890 Information contact: Contact's Name: Roger X. Cornwell (email:rog@wehcityhampton.com)

Site Restrictions:

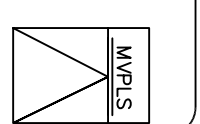
1. Minimum building setbacks:
 Front: 30' (min. provided:53.2')
 Side: none (min. provided:0.20')
 Rear: none (min. provided:9.9')
 2. Minimum lot size: 1 acre (min. provided:1.761 acres)
 3. Minimum building height: 20' (min. provided:266.34')
 4. Maximum building height: 50' (max. provided:20')
 5. Maximum density: none required
 6. Maximum floor area ratio: 0.50 (max. provided:0.179)
- Parking Tabulation:
 - Regular parking space calculations are based on exterior footprint of building at ground level and one further calculated using the formula of: 10 spaces per 1000 sq. ft. of floor space.
 - Handicap spaces are calculated based on ADA requirements or local requirements, whichever is greater. There are no local requirements for this site.
 ADA requirements: 101 to 150 regular spaces requires 5 HC spaces
 Total regular spaces required: 83 - provided: 104
 Total handicap spaces required: 2 - provided: 2 (Potential ADA violation of 3 HC spaces)
 Total combined spaces required: 88 - provided: 106

FLOOD ZONE NOTE

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 515519, which bears an effective date of April 26, 2007 and is not in a Special Flood Hazard Area. By telephone call to the National Flood Insurance Program (800-638-6620) 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.

Survey Prepared By:

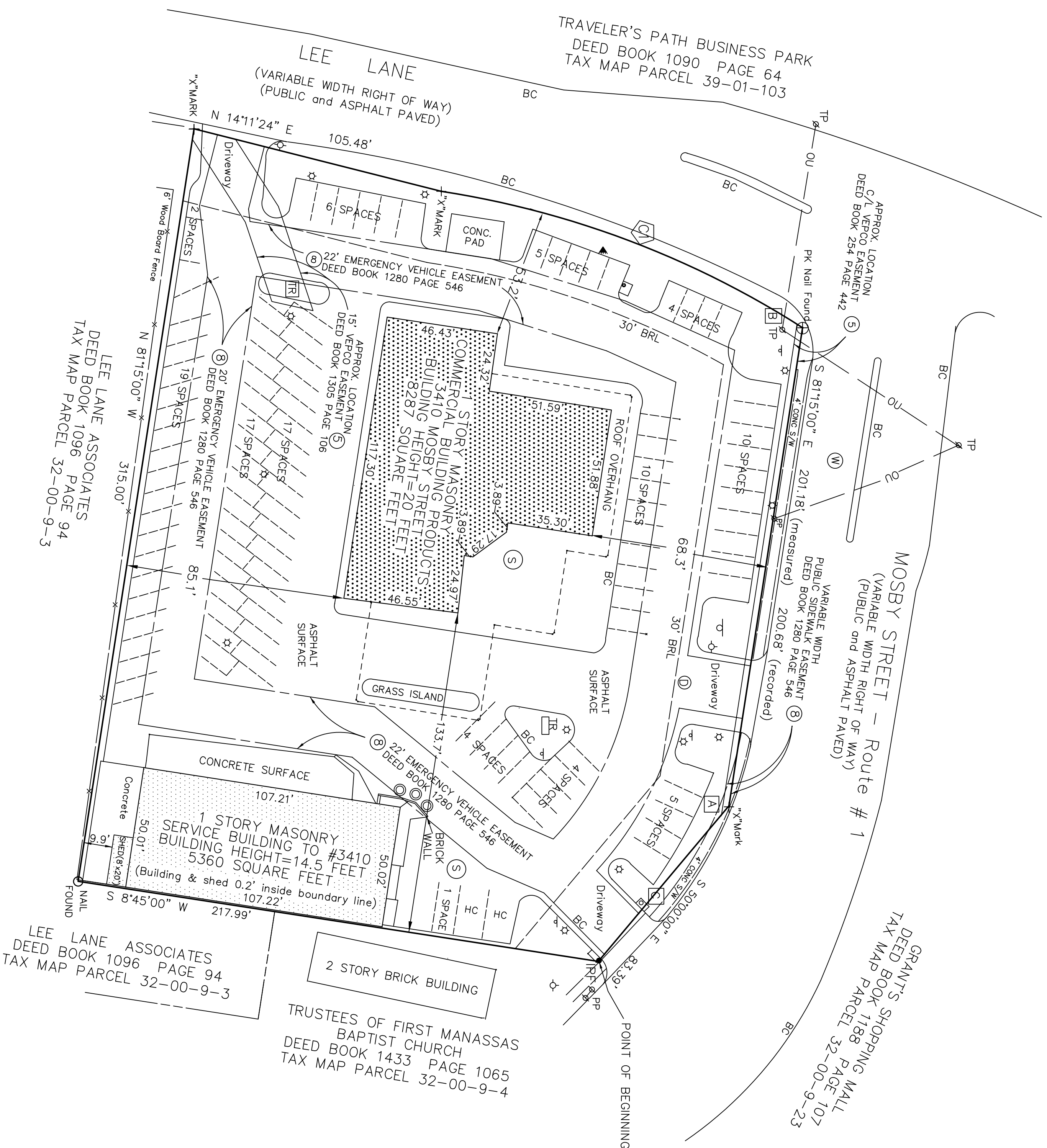
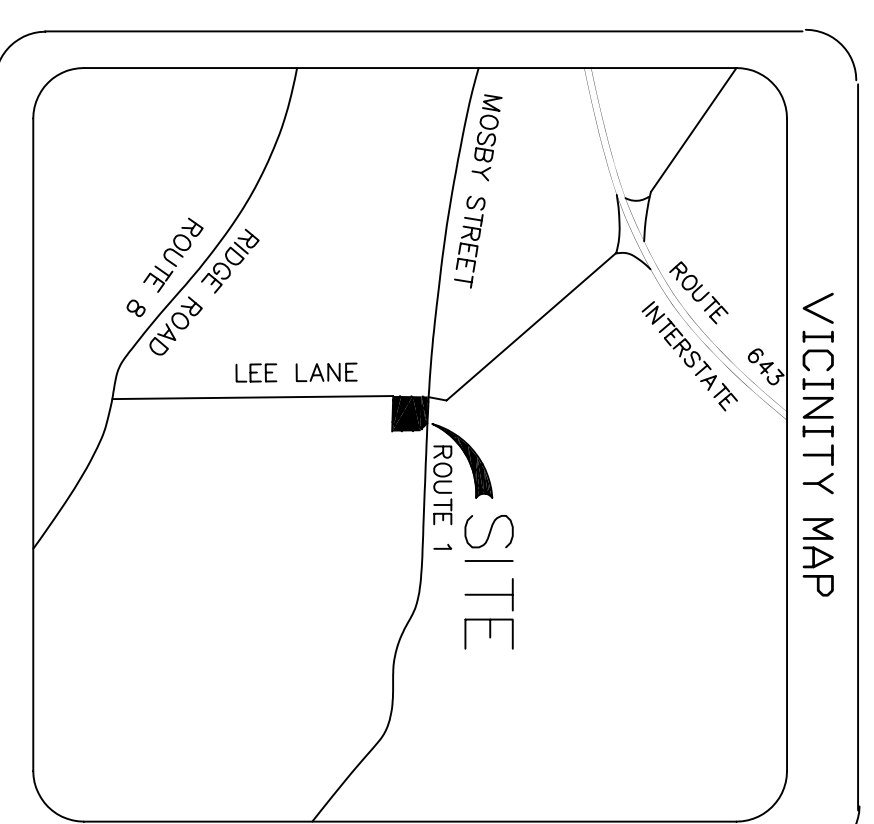
Mount Vernon Patriot Land Surveys
 75 Patriot Drive
 Alexandria, Virginia 20001
 Phone: 555-000-1111 Fax: 555-000-2222
 www.silverdollarpolice.com



Surveyor's Drawing No.: 2007-001
 Surveyor's Site Ref.: MKA Sample
 Checked by: MRM Drawn by: MAMK
 0 30 60
 GRAPHIC SCALE: 1" = 30'

CURVE TABLE						
Curve	Radius	Length	Tangent	Chord	Bearing	Delta
C1	366.26'	160.86'	81.61'	159.70'	N 20°41'10" E	23°51'39"

LEGEND OF SYMBOLS & ABBREVIATIONS	
⊙	GROUND LIGHT
—○—	OVERHEAD UTILITY
—○—PP	POWER POLE
⊙ TP	LIGHT POLE
⊙ G	GAS VALVE
⊙ TR	TRANSFORMER
□ IPF	IRON PIPE FOUND
S/W	SIDEWALK
⊙	BUILDING RESTRICTION LINE
BC	BACK OF CURB
⊙	SANITARY MANHOLE
⊙ W	WATER VALVE
⊙ F	FENCE
⊙ D	FIRE HYDRANT
⊙ B	BOLLARD
⊙ M	STORM MANHOLE
⊙ W	GW=GUY WIRE
⊙	CATCH BASIN
⊙	HANDICAP SPACE
⊙	CENTERLINE
⊙	CONC.



LEGAL DESCRIPTION

Situated in the City of Hampton, County of Washington, State of Virginia and known as Lot 600, Thomas P. Longfellow's Subdivision, recorded in the land records at Deed Book 1287 Page 89. Further being bounded and described as follows:

Beginning at an iron pipe found at the northwest corner of the Trustees of First Manassas Baptist Church property as recorded in Deed Book 1433 at Page 1065 among the land records of the City of Hampton, Virginia; said point being on the southerly right-of-way of Mosby Street (Route # 1), a variable width right-of-way; thence departing said Mosby Street and continuing with the westerly line of said Trustees of First Manassas Baptist Church and also continuing with the Lee Lane Associates property as recorded in Deed Book 1096 at Page 94 among solid land records; thence South 8°45'00" West, 217.99 feet to a nail found at a northeast corner of the Lee Lane Associates property as recorded in Deed Book 1096 at Page 94 among solid land records.

thence continuing with the northerly line of said Lee Lane Associates property North 81°15'00" West, 313.00 feet to a "X" mark found on the easterly right-of-way line of Lee Lane, a variable width right-of-way.

thence continuing with said right-of-way line of Lee Lane the following two courses and distances: North 14°11'24" East, 105.48 feet to a "X" mark found and 160.86 feet along the arc of a curve to the right, having a radius of 366.26 feet, a central angle of 23°51'39" and a chord bearing and distance of North 20°41'10" East, 159.70 feet to a PK nail found on the southern right-of-way of Mosby Street, a variable width right-of-way.

thence continuing with said right-of-way of Mosby Street South 81°15'00" East, 201.18 feet to a "X" mark found on the solid southerly right-of-way of Mosby Street, 83.39 feet to the Point of Beginning.

Being the same tract of land described in a Title Report by First Battle Title Insurance Company, Commitment No. 97-0-117X, dated January 3, 2008 at 8:00 a.m.

ALTA/ACSM LAND TITLE SURVEY

Commercial Building Products
 3410 Mosby Street
 City of Hampton, Virginia

Surveyor's Certification

To Union Mill Company, Longstreet Foundations of the United States, Second National Bank, First Battle Title Insurance Company and MKAssociates, Inc.:

This is to certify that this map or plat and the survey on which it is based were 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 1, 2, 3, 4, 6, 7(G), 7(D)(1), 7(G), 8, 9, 10, 11(G), 13, 14, 16, 17, and 18 of Tab A, hereafter "Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, 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.

MKA SAMPLE SURVEY FORMAT

George Washington
 Surveyor's Signature

Registered Surveyor: George Washington
 Registration Number: 0001-1
 In the State of: Virginia
 Date of Last Field Survey: December 1, 2007
 Date of Last Revision: February 1, 2008



PROJECT NAME: UNION MILL TRUST MKA PROJECT No.: 1002-08-0001-003
 ADDRESS: 3410 MOSBY STREET CITY: HAMPTON STATE: VIRGINIA

MKA
 National Coordinators of Land Survey Services
 6593 Commerce Court - Warrenton, Virginia 20187
 Phone: (540) 428-3550 Fax: (540) 428-3560
 www.mkassociates.com