

SURVEYOR'S CERTIFICATE

I, RUSSELL L. MILES, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION ON DECEMBER 13, 2016, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

R. Miles
 RUSSELL L. MILES
 L.S. #2770

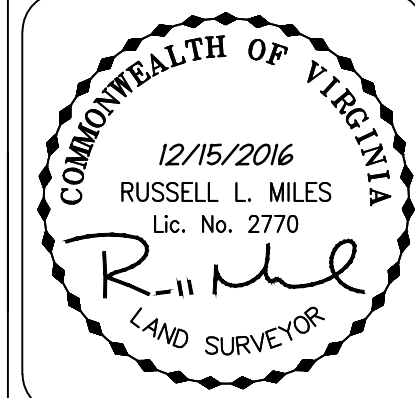
12/15/2016
 DATE

LEGEND

- IRS IRON ROD SET
- IRF IRON ROD FOUND
- DHS DRILL HOLE SET
- OHW OVER HEAD WIRE

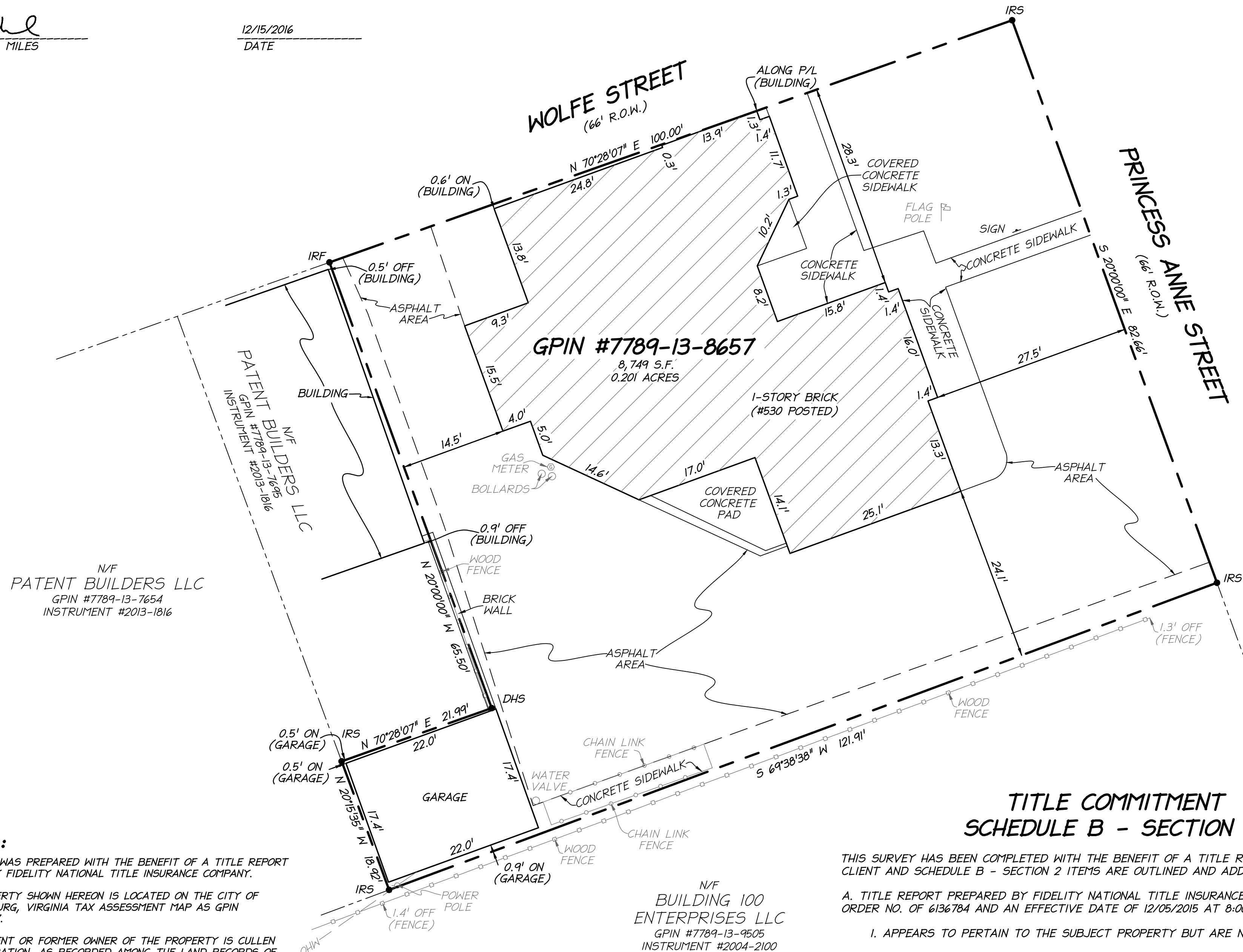
RECORD NORTH
 DEED BOOK 74 PAGE 273

MILES & COMPANY, INC.
 Professional Land Surveying
 & Land Planning Services
 6316 Five Mile Center Business Park
 Suite #300
 Fredericksburg, Virginia 22407
 Phone: 540-295-6404
 Fax: 540-548-4647
 Email: russmiles@miles-company.com

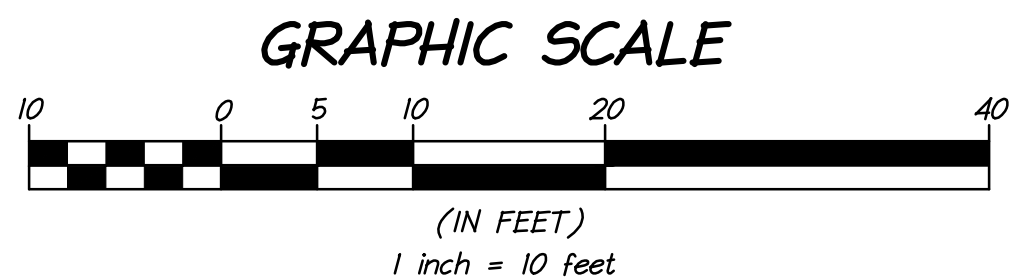


REVISION:

PHYSICAL IMPROVEMENT SURVEY
GPIN #7789-13-8657
CULLEN LAND CORPORATION
 DEED BOOK 74 PAGE 273
 CITY OF FREDERICKSBURG, VIRGINIA



- NOTES:**
- THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.
 - THE PROPERTY SHOWN HEREON IS LOCATED ON THE CITY OF FREDERICKSBURG, VIRGINIA TAX ASSESSMENT MAP AS GPIN #7789-13-8657.
 - THE CURRENT OR FORMER OWNER OF THE PROPERTY IS CULLEN LAND CORPORATION, AS RECORDED AMONG THE LAND RECORDS OF CITY OF FREDERICKSBURG, VIRGINIA IN INSTRUMENT #150003034.
 - THE CURRENT ADDRESS FOR THIS PROPERTY IS 530 PRINCESS ANNE STREET, FREDERICKSBURG, VIRGINIA 22401.
 - THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN FLOOD ZONE "X" (AREAS OF 2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) AS SHOWN ON F.I.R.M. COMMUNITY-PANEL No. 5100650037C, DATED 09/19/2007.



TITLE COMMITMENT SCHEDULE B - SECTION 2

THIS SURVEY HAS BEEN COMPLETED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY THE CLIENT AND SCHEDULE B - SECTION 2 ITEMS ARE OUTLINED AND ADDRESSED AS FOLLOWS:

A. TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, HAVING AN ORDER NO. OF 6136784 AND AN EFFECTIVE DATE OF 12/05/2015 AT 8:00A.M.

- APPEARS TO PERTAIN TO THE SUBJECT PROPERTY BUT ARE NOT SURVEY RELATED.
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OTHER EASEMENTS OF RECORD, OTHER ENCUMBRANCES AND VARIOUS RIGHTS-OF-WAY MAY EXIST.

N/F BUILDING 100
 ENTERPRISES LLC
 GPIN #7789-13-9505
 INSTRUMENT #2004-2100

N/F PATENT BUILDERS LLC
 GPIN #7789-13-7654
 INSTRUMENT #2013-1816

N/F PATENT BUILDERS LLC
 GPIN #7789-13-1645
 INSTRUMENT #2013-1816