

#060004065

CHICAGO TITLE INSURANCE COMPANY COMMITMENT # 2673-00021 (REVISED 2-15-2006)

TO STORYLAND PROPERTIES, L.L.C., CHICAGO TITLE INSURANCE COMPANY & WACHOVIA BANK, N.A.:
 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, 5, 7A, 7B, 8, 9, 10, 11B, 13 & 14 OF TABLE A THEREOF 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.
 I FURTHER CERTIFY THAT: ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PREMISES ARE CORRECTLY SHOWN AND THAT, EXCEPT AS SHOWN THEREON, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON.
 THE PROPERTY SHOWN HEREON IS THE SAME AS PARCELS 1 & 3 IN TITLE COMMITMENT 2673-00021 REVISED FEB. 15, 2006.

THE PREMISES IS FREE OF ANY 100/500 YEAR RETURN FREQUENCY FLOOD HAZARD, AND SUCH FLOOD FREE CONDITION IS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510201 0050 B DATED 2-05-1991.

Frederick A. Gerson
 FREDERICK A. GERSON, L.S. NO. 1561
 DATE: JAN. 17, 2006
 REVISED FEB. 15, 2006

LEGAL DESCRIPTION - PARCEL A
 Commencing at the Point of Beginning; thence North 46°31'44" West, a distance of 212.00 feet; thence North 13°28'16" East, a distance of 30.00 feet to the beginning of a curve concave to the northwest having a radius of 383.10 feet and a central angle of 13°06'47" and being subtended by a chord which bears North 54°45' East 87.49 feet; thence northeasterly along said curve, a distance of 87.68 feet; thence North 75°32'58" East, a distance of 38.11 feet; thence South 54°18'33" East, a distance of 32.26 feet; thence South 15°08'36" East, a distance of 235.57 feet; thence South 74°43'46" West, a distance of 31.43 feet to the Point of Beginning. Containing 0.5465 Acres, more or less.

LEGAL DESCRIPTION - PARCEL B
 Commencing at the Point of Beginning; thence North 46°31'44" West, a distance of 48.92 feet; thence North 85°23'12" East, a distance of 91.61 feet to a point on a curve concave to the northwest having a radius of 328.10 feet and a central angle of 7°02'04" and being subtended by a chord which bears South 39°36'13" West 40.25 feet; thence southwesterly along said curve, a distance of 40.28 feet; thence South 71°38'09" West, a distance of 31.77 feet to the Point of Beginning. Containing 0.0464 Acres, more or less.

LEGAL DESCRIPTION - PARCEL C
 Commencing at the Point of Beginning; thence North 46°31'44" West, a distance of 61.91 feet; thence North 85°23'12" East, a distance of 41.59 feet; thence North 46°31'44" West, a distance of 73.73 feet; thence North 85°23'12" East, a distance of 103.65 feet to a point on a curve concave to the northwest having a radius of 328.10 feet and a central angle of 20°08'43" and being subtended by a chord which bears South 23°48'36" West 114.77 feet; thence southerly and southwesterly along said curve, a distance of 115.35 feet to the Point of Beginning. Containing 0.1246 Acres, more or less.

LEGAL DESCRIPTION - PARCEL D
 Commencing at the Point of Beginning; thence North 85°23'12" East, a distance of 108.41 feet; thence South 46°31'44" East, a distance of 61.91 feet to a point on a curve concave to the northwest having a radius of 328.10 feet and a central angle of 2°12'27" and being subtended by a chord which bears South 34°58'37" West 12.64 feet; thence southwesterly along said curve, a distance of 12.64 feet; thence South 85°23'12" West, a distance of 91.61 feet; thence North 46°31'44" West, a distance of 75.00 feet to the Point of Beginning. Containing 0.1370 Acres, more or less.

- LEGEND**
- ⊙ WATER METER
 - ⊙ GAS METER
 - ⊙ SEWER MAN HOLE
 - ⊙ SEWER CLEANOUT
 - FIBERGLASS
 - ◇ CALL BOX
 - UTILITY POLE
 - ROD (F) = ROD FOUND
 - GUTTER DRAIN
 - ▲ BOLLARD
 - E/P = EDGE OF ASPHALT PAVEMENT
 - O/H = OVERHEAD
 - P.O.B. POINT OF BEGINNING
 - PH FIRE HYDRANT
 - ♿ HANDICAP PARKING
 - ⊙ LP LIGHT POLE

SOURCE OF TITLE:
 N/F MERRIMAC TRAIL ASSOCIATES L.L.C.
 DEED BOOK 712 PG. 239 - T.M. 5020100046
 DEED # 980017235 - T.M. 5020100044

TAX MAP PARCEL 5020100046 IS ZONED B1 & R2
TAX MAP PARCEL 5020100044 IS ZONED R2

R2 SETBACKS		B1 SETBACKS	
FRONT:	25'	FRONT:	50'
SIDE:	10'	SIDE:	20'
REAR:	35'	REAR:	20'

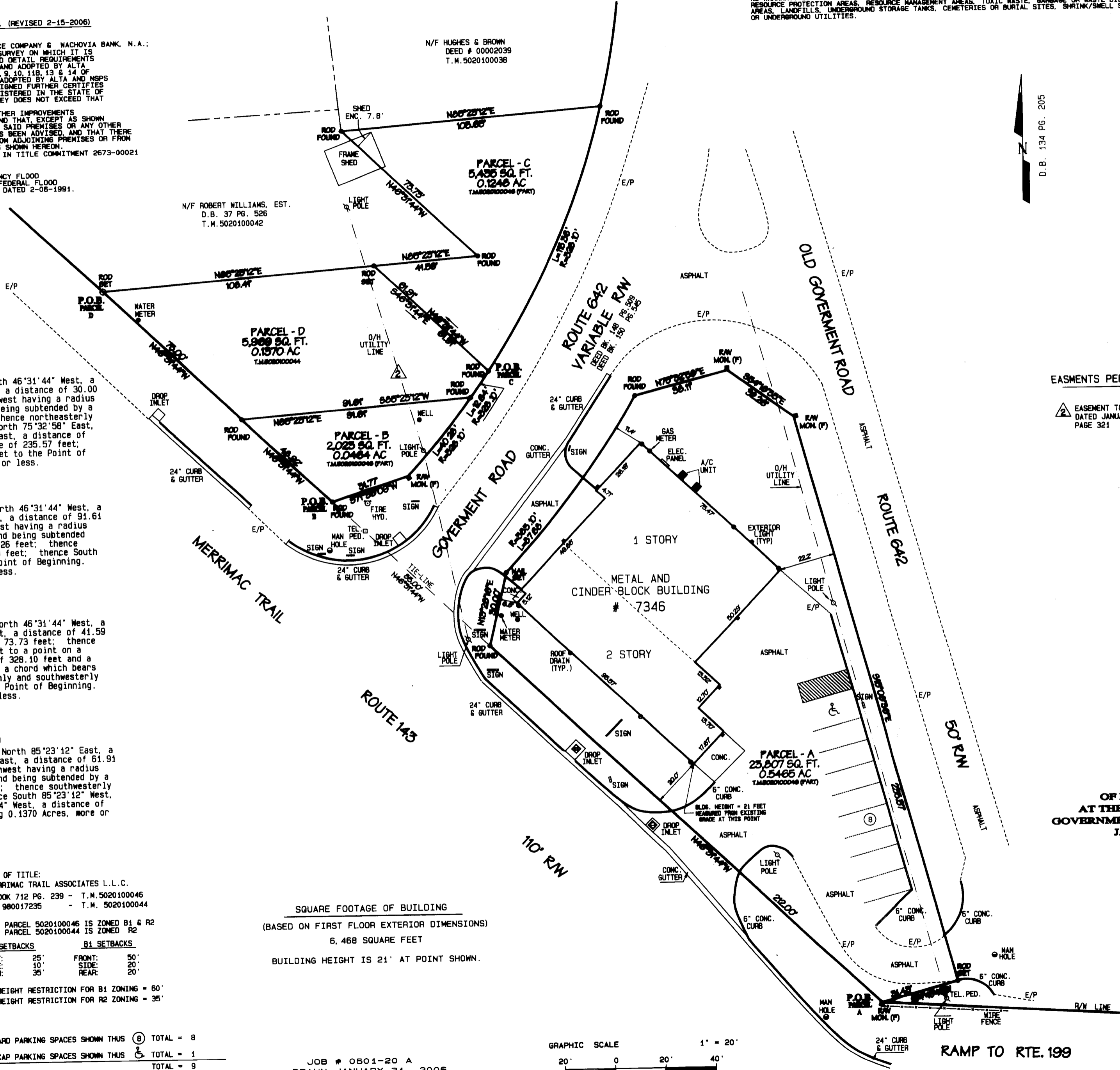
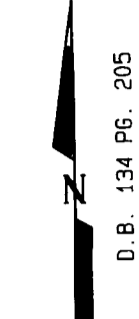
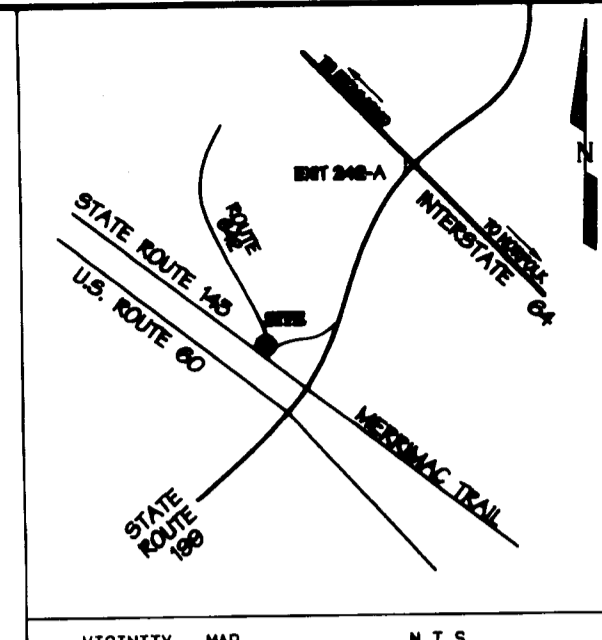
BLDG. HEIGHT RESTRICTION FOR B1 ZONING = 60'
 BLDG. HEIGHT RESTRICTION FOR R2 ZONING = 35'

STANDARD PARKING SPACES SHOWN THUS TOTAL = 8
 HANDICAP PARKING SPACES SHOWN THUS TOTAL = 1
 TOTAL = 9

SQUARE FOOTAGE OF BUILDING
 (BASED ON FIRST FLOOR EXTERIOR DIMENSIONS)
 6,468 SQUARE FEET
 BUILDING HEIGHT IS 21' AT POINT SHOWN.

JOB # 0601-20 A
 DRAWN JANUARY 31, 2006
 REVISED: FEB. 15, 2006

NO WARRANTY IS HEREBY GIVEN OR IMPLIED AS TO THE EXISTENCE OR NON-EXISTENCE OF METLANDS, RESOURCE PROTECTION AREAS, RESOURCE MANAGEMENT AREAS, TOXIC WASTE, HAZARDOUS OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, OR UNDERGROUND UTILITIES.



EASEMENTS PER TITLE COMMITMENT # 2673-00021

EASEMENT TO VIRGINIA ELECTRIC AND POWER
 DATED JANUARY 23, 1947, RECORDED IN DEED BOOK 36 A
 PAGE 321 (UNSPECIFIED WIDTH POLE LINE EASEMENT)

1 Large/Small Plat(s) Recorded
 herewith as # 060004065

City of Williamsburg & County of James City
 Circuit Court: This PLAT was recorded on
2-23-2006
 at 2:48 PM, PG. 2
 DOCUMENT # 060004065
 BETSY B. WOOLRIDGE, CLERK
Betsy B. Woolridge Clerk

ALTA/ACSM LAND TITLE SURVEY
OF FOUR PARCELS OF LAND SITUATED
AT THE INTERSECTION OF MERRIMAC TRAIL &
GOVERNMENT ROAD, IN THE JAMESTOWN DISTRICT OF
JAMES CITY COUNTY, VIRGINIA



FREDERICK A. GERSON
& ASSOCIATES, P.C.
 PROFESSIONAL LAND SURVEYORS
 11500-G HIGHLAND TURNPIKE
 RICHMOND, VIRGINIA 23234 PHONE 804-376-4485

