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FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT FOR TITLE INSURANCE

SCHEDULE B - SECTION II
EXCEPTIONS

ISSUING AGENT: BRIDGETRUST TITLE GROUP
ISSUING OFFICE: ONE COLUMBUS CENTER, SUITE 200, VIRGINIA BEACH, VA 23462
FILE NUMBER: VAC000189
COMMITMENT DATE: MARCH 24, 2021, 08:00 am
ISSUE DATE: JUNE 15, 2021, 10:24 am

- 1. SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY:
1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. *** NOT A SURVEY RELATED MATTER ***
2. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE SECOND HALF OF THE FISCAL YEAR 2020-2021, AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE. NOTE: THE INSURED UNDER THIS POLICY IS EXEMPT FROM TAXATION AND SAID REAL ESTATE TAXES ARE APPLICABLE TO THE FEE SIMPLE INTERESTS OF THE LAND. *** NOT A SURVEY RELATED MATTER ***
3. STORMWATER FEES, NOT YET DUE AND PAYABLE. *** NOT A SURVEY RELATED MATTER ***
4. INTENTIONALLY DELETED
5. INTENTIONALLY DELETED
6. INTENTIONALLY DELETED
7. INTENTIONALLY DELETED
8. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 37 AT PAGE 75. *** MAY OR MAY NOT AFFECT THE PROPERTY - CAN NOT BE PLOTTED, RESIDENCE NO LONGER EXIST ***
9. INTENTIONALLY DELETED
10. INTENTIONALLY DELETED
11. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 58 AT PAGE 191. *** APPEARS TO AFFECT THE PROPERTY, NO UTILITIES CURRENTLY OBSERVED THEREIN ***
12. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 60 AT PAGE 275 WITH PLAT RECORDED IN VEPCO PLAT BOOK 1 AT PAGE 158. *** APPEARS TO AFFECT THE PROPERTY, NO UTILITIES CURRENTLY OBSERVED THEREIN ***
13. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 122 WITH PLAT RECORDED IN VEPCO PLAT BOOK 1 AT PAGE 301. *** MAY OR MAY NOT AFFECT THE PROPERTY - CAN NOT BE PLOTTED ***
14. INTENTIONALLY DELETED
15. EASEMENT AGREEMENT WITH THE JAMES CITY SERVICE AUTHORITY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA IN DEED BOOK 79 AT PAGE 524. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
16. EASEMENT TO THE COMMONWEALTH OF VIRGINIA RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 138 AT PAGE 87 WITH PLAT RECORDED IN STATE HIGHWAY PLAT BOOK 4 AT PAGE 224. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
17. EASEMENT AGREEMENT WITH THE JAMES CITY SERVICE AUTHORITY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 142 AT PAGE 598. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
18. EASEMENT AGREEMENT WITH THE JAMES CITY SERVICE AUTHORITY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 143 AT PAGE 107. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
19. EASEMENT AGREEMENT WITH THE JAMES CITY SERVICE AUTHORITY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN DEED BOOK 145 AT PAGE 66. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
20. INTENTIONALLY DELETED
21. EASEMENTS TO JAMES CITY COUNTY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NUMBER 030038253. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
22. FIFTY (50) FOOT INGRESS/EGRESS EASEMENT RESERVED ON THOSE PLATS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NUMBER 030036253 AND IN INSTRUMENT NUMBER 030036860. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
23. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NUMBER 040013649. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
24. EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NUMBER 040023081. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
25. INTENTIONALLY DELETED
26. EASEMENT TO THE CITY OF NEWPORT NEWS, VIRGINIA RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA IN INSTRUMENT NUMBER 050191 AND IN INSTRUMENT NUMBER 050192. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
27. INTENTIONALLY DELETED
28. INTENTIONALLY DELETED
29. INTENTIONALLY DELETED
30. REFERENCE TO THE QUANTITY OF ACREAGE IS FOR DESCRIPTIVE PURPOSES ONLY AND THE POLICY WILL NOT INSURE AS TO QUANTITY OF ACREAGE NOR TO THE ACCURACY OF THE COMPUTATION THEREOF. *** COMPUTED AREAS SHOWN AS NOTED, SEE PLAT ***
31. RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF ANY CREEKS, DITCHES OR RAVINES CROSSING OR ABUTTING THE PROPERTY. *** NOT A SURVEY RELATED MATTER, BOUNDARY LINE STREAM SHOWN HEREON ***
32. INTENTIONALLY DELETED
33. RIGHTS OF THE UNITED STATES OF AMERICA AND THE COMMONWEALTH OF VIRGINIA TO REGULATE THAT PORTION OF THE PROPERTY WHICH MAY BE DEEMED WETLANDS. *** SEE GENERAL NOTE #14 ***
34. RIGHTS OF OTHERS IN AND TO THE CLEANOUTS, INLETS, FIRE DEPARTMENT CONNECTIONS, HYDRANTS, POLES, MANHOLES, TRANSFORMERS, METERS, VALVES, GUY WIRES AND UTILITY, WATER AND SEWER LINES SHOWN ON THAT SURVEY MADE BY AES CONSULTING ENGINEERS DATED JUNE 24, 2020. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
35. INTENTIONALLY DELETED
36. INTENTIONALLY DELETED
37. JCSA UTILITY EASEMENTS SHOWN ON PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF JAMES CITY COUNTY, VIRGINIA IN INSTRUMENT NUMBER 200011516 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA IN INSTRUMENT NUMBER 203217. *** AFFECTS THE PROPERTY, SHOWN HEREON ***
38. TERMS AND CONDITIONS OF THAT ARCHEOLOGICAL ACCESS AGREEMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, VIRGINIA IN INSTRUMENT NUMBER 205421. *** AFFECTS THE PROPERTY, NOT PLOTTABLE ***

PROPERTY DESCRIPTION - TRACT ONE:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE CITY OF WILLIAMSBURG AND THE COUNTY OF JAMES CITY, VIRGINIA KNOWN AND DESIGNATED AS "LOT 1-B" ON A CERTAIN PLAT TITLED "SUBDIVISION PLAT THE BRAFFORD TRACT, LOT 1-A AND LOT 1-B AND BOUNDARY LINE ADJUSTMENT PLAT BETWEEN JAMES CITY COUNTY PARCEL ID. #4130640001 AND CITY OF WILLIAMSBURG PARCEL ID. #601100001 FOR THE COLONIAL WILLIAMSBURG FOUNDATION", BY SAMUEL J. BIKKERS, LAND SURVEYOR, DATED OCTOBER 14, 2019 AND RECORDED IN INSTRUMENT # 200011516 AND 20011516 IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD LYING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING 0.43 OF A MILE MORE OR LESS NORTHWEST OF THE INTERSECTION OF BATTERY BOULEVARD AND POCAHONTAS TRAIL, BEING A CORNER TO THIS PARCEL AND "TRACT THREE", LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE LEAVING THE RIGHT-OF-WAY OF POCAHONTAS TRAIL AND ALONG THE LANDS OF AMERICAN BATTLEFIELD TRUST S43°51'59"W, A DISTANCE OF 300.34 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S49°11'33"E, A DISTANCE OF 168.84 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL, "TRACT THREE" AND "BRAFFORD TRACT LOT 1-A", LANDS NOW OR FORMERLY STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE ALONG "BRAFFORD TRACT LOT 1-A" S40°49'00"W, A DISTANCE OF 214.32 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S36°18'26"W, A DISTANCE OF 598.58 FEET TO AN IRON ROD FOUND, SAID IRON ROD SLANTED UNDER FENCE; THENCE CONTINUING S40°45'05"W, A DISTANCE OF 126.79 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S07°17'50"W, A DISTANCE OF 125.98 FEET TO A POINT, SAID POINT FALLS IN A 11 INCH DIAMETER MAPLE, WITH AN IRON ROD FOUND 0.32 FEET LEFT OF CORNER AT TREE BASE; THENCE CONTINUING S49°02'33"E, A DISTANCE OF 77.61 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL, "BRAFFORD TRACT LOT 1-A" AND "RESIDUAL PARCEL B", LANDS NOW OR FORMERLY STANDING IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC; THENCE LEAVING "BRAFFORD TRACT LOT 1-A" ALONG THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF QUARTERPATH ASSOCIATES, LLC S36°08'43"W, A DISTANCE OF 479.10 FEET TO A POINT, SAID POINT BEING 29.10 FEET SOUTHWEST OF AN IRON ROD FOUND ON LINE, SAID POINT BEINGS THE TIE LINE COURSES WHICH RUNS ALONG THE "RAVINE AND STREAM"; THENCE CONTINUING N67°39'19"W, A DISTANCE OF 134.31 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL, "RESIDUAL PARCEL B", LANDS NOW OR FORMERLY STANDING IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC AND "LOT 2", LANDS NOW OR FORMERLY STANDING IN THE NAME OF RIVERSIDE HEALTHCARE ASSOCIATES, INC.; THENCE CONTINUING ALONG THE TIE LINE COURSES AND THE LANDS STANDING IN THE NAME OF RIVERSIDE HEALTHCARE ASSOCIATION, INC., N73°03'33"E, A DISTANCE OF 817.95 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N27°02'33"E, A DISTANCE OF 171.35 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N48°08'25"E, A DISTANCE OF 114.92 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N31°02'07"W, A DISTANCE OF 136.91 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N29°46'43"E, A DISTANCE OF 172.40 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N00°23'04"W, A DISTANCE OF 307.96 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N36°26'32"W, A DISTANCE OF 49.53 FEET TO A POINT, SAID POINT BEARS 0.67 FEET NORTHWEST OFF OF AN IRON ROD FOUND "BENT" AND BEING A CORNER TO THIS PARCEL, "LOT 2", LANDS NOW OR FORMERLY STANDING IN THE NAME OF RIVERSIDE HEALTHCARE ASSOCIATION, INC. AND "BRAFFORD TRACT LOT 2", LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE COLONIAL WILLIAMSBURG FOUNDATION; THENCE CONTINUING ALONG THE TIE LINE COURSES AND THE LANDS STANDING IN THE NAME OF THE COLONIAL WILLIAMSBURG FOUNDATION N44°33'53"E, A DISTANCE OF 817.95 FEET TO AN IRON ROD FOUND; SAID IRON ROD FOUND ENDS THE TIE LINE COURSES; THENCE ALONG THE LANDS STANDING IN THE NAME OF THE COLONIAL WILLIAMSBURG FOUNDATION, N43°28'18"E, A DISTANCE OF 167.46 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL, "BRAFFORD TRACT LOT 2" AND ALONG THE LINE OF LANDS STANDING IN THE NAME OF SHANTINATH CIS, LLC; THENCE ALONG THE LANDS OF SHANTINATH CIS, LLC S46°31'42"E, A DISTANCE OF 64.50 FEET TO A POINT, SAID POINT BEARS 0.85 FEET SOUTHWEST OFF OF AN IRON PIPE FOUND, BEING A CORNER TO THIS PARCEL, LANDS NOW OR FORMERLY STANDING IN THE NAME OF SHANTINATH CIS, LLC AND "TRACT FOUR" LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE COLONIAL WILLIAMSBURG FOUNDATION; THENCE ALONG THE LANDS STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST, S46°23'01"E, A DISTANCE OF 79.11 FEET TO AN IRON ROD FOUND; THENCE CONTINUING N43°51'59"E, A DISTANCE OF 142.28 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S47°37'01"E TO AN IRON ROD FOUND; THENCE CONTINUING S48°51'01"E, A DISTANCE OF 35.54 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND "TRACT FOUR", LANDS STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE CONTINUING ALONG THE LANDS STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST N43°51'59"E, A DISTANCE OF 300.34 FEET TO AN IRON ROD FOUND, BEING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL AND A CORNER TO THIS PARCEL AND "TRACT FOUR" LANDS STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE ALONG THE RIGHT-OF-WAY OF POCAHONTAS TRAIL S48°51'01"E, A DISTANCE OF 80.09 FEET TO AN IRON ROD FOUND, SAID IRON ROD FOUND BEING THE POINT OF BEGINNING, CONTAINING 882,016 SQUARE FEET OR 20,2483 ACRES, MORE OR LESS. AREA COMPUTED TO THE SURVEY TIE LINES.

PROPERTY DESCRIPTION - TRACT TWO:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA KNOWN AND DESIGNATED AS "PARCEL A" ON A CERTAIN PLAT TITLED "BOUNDARY LINE ADJUSTMENT PLAT THREE PARCELS OF LAND OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION FOR THE COLONIAL WILLIAMSBURG FOUNDATION", BY NANCY L. HERMAN-THOMPSON, LAND SURVEYOR, DATED JULY 22, 2003 AND RECORDED IN INSTRUMENT #030038253 IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A "P.K." NAIL FOUND, SAID "P.K." NAIL LYING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING 0.31 OF A MILE MORE OR LESS NORTHWEST OF THE INTERSECTION OF BATTERY BOULEVARD AND POCAHONTAS TRAIL, BEING A CORNER TO THIS PARCEL AND "BRAFFORD TRACT LOT 1-A", LANDS NOW OR FORMERLY STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE ALONG THE RIGHT-OF-WAY OF POCAHONTAS TRAIL S46°44'33"E, A DISTANCE OF 21.84 FEET TO A DRILL HOLE FOUND; THENCE CONTINUING ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7,601.44 FEET, A DELTA ANGLE OF 01°03'39", A LENGTH OF 140.70 FEET, A CHORD DISTANCE OF 154.75 FEET, A CHORD BEARING OF 142°28'00" TO AN IRON ROD FOUND; THENCE CONTINUING S47°37'01"E TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC; THENCE LEAVING THE RIGHT-OF-WAY OF POCAHONTAS TRAIL ALONG THE LANDS STANDING IN THE NAME OF QUARTERPATH WILLIAMSBURG, LLC S43°27'01"W, A DISTANCE OF 293.59 FEET TO AN IRON PIPE FOUND, BEING A CORNER TO THIS PARCEL, THE LANDS OF QUARTERPATH WILLIAMSBURG, LLC AND THE LANDS NOW OR FORMERLY STANDING IN THE NAME OF THE CITY OF WILLIAMSBURG, VIRGINIA; THENCE ALONG THE LANDS STANDING IN THE NAME OF THE CITY OF WILLIAMSBURG ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,404.58 FEET, A DELTA ANGLE OF 02°28'00", A LENGTH OF 134.13 FEET AND A CHORD BEARING OF N48°30'35"W TO AN IRON ROD FOUND; THENCE CONTINUING S41°40'33"W, A DISTANCE OF 0.26 FEET TO A POINT, SAID POINT BEING A CORNER TO THIS PARCEL, LANDS STANDING IN THE NAME OF THE CITY OF WILLIAMSBURG AND "BRAFFORD TRACT LOT 1-A" LANDS NOW OR FORMERLY STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE ALONG THE LANDS STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY ALONG A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 5,404.58 FEET, A DELTA ANGLE OF 00°19'22", A LENGTH OF 30.44 FEET, A CHORD DISTANCE OF 30.44 FEET AND A CHORD BEARING OF N49°01'52"W TO AN IRON ROD FOUND; THENCE CONTINUING N49°11'33"W, A DISTANCE OF 41.40 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND "BRAFFORD TRACT LOT 1-A" LANDS STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE N43°39'42"E, A DISTANCE OF 300.29 FEET TO A "P.K." NAIL, BEING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL AND BEING THE POINT OF BEGINNING, CONTAINING 60,896 SQUARE FEET OR 1.3980 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - TRACT THREE:

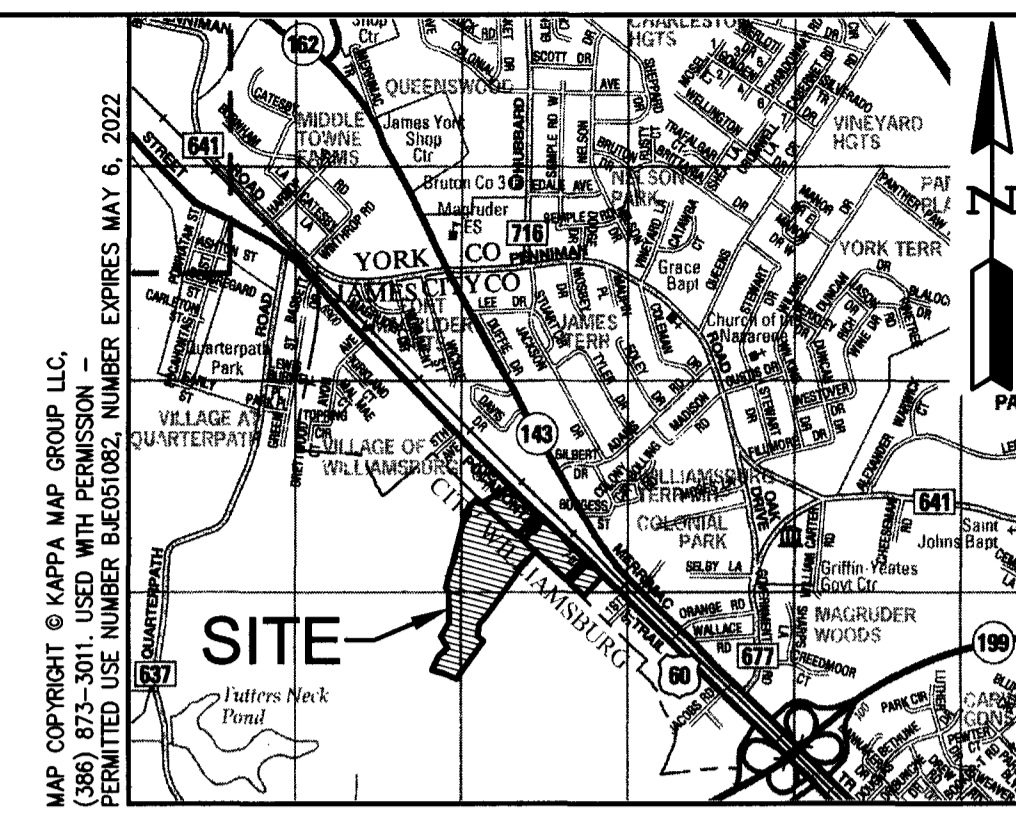
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA KNOWN AND DESIGNATED AS "PARCEL B" ON A CERTAIN PLAT TITLED "BOUNDARY LINE ADJUSTMENT PLAT THREE PARCELS OF LAND OWNED BY THE COLONIAL WILLIAMSBURG FOUNDATION FOR THE COLONIAL WILLIAMSBURG FOUNDATION", BY NANCY L. HERMAN-THOMPSON, LAND SURVEYOR, DATED JULY 22, 2003 AND RECORDED IN INSTRUMENT #030038253 IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD LYING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING 0.43 OF A MILE MORE OR LESS NORTHWEST OF THE INTERSECTION OF BATTERY BOULEVARD AND POCAHONTAS TRAIL, BEING A CORNER TO THIS PARCEL AND "TRACT ONE", LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE ALONG THE RIGHT-OF-WAY OF POCAHONTAS TRAIL S49°11'33"E, A DISTANCE OF 305.45 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S40°48'27"W, A DISTANCE OF 15.00 FEET TO AN IRON ROD FOUND; THENCE CONTINUING S49°11'33"E, A DISTANCE OF 297.20' TO A "P.K." NAIL FOUND, BEING A CORNER TO THIS PARCEL AND "BRAFFORD TRACT LOT 1-A" LANDS NOW OR FORMERLY STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE LEAVING THE POCAHONTAS TRAIL RIGHT-OF-WAY ALONG THE LANDS STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY S43°39'42"W, A DISTANCE OF 285.27 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND "BRAFFORD TRACT LOT 1-A" LANDS NOW OR FORMERLY STANDING IN THE NAME OF WILLIAMSBURG AREA TRANSIT AUTHORITY; THENCE CONTINUING N49°11'33"W, A DISTANCE OF 594.47 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND "TRACT ONE", LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE ALONG THE LANDS STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST N43°51'59"E, A DISTANCE OF 300.34 FEET TO AN IRON ROD FOUND, SAID IRON ROD FOUND BEING THE POINT OF BEGINNING, CONTAINING 173,814 SQUARE FEET OR 3.9902 ACRES, MORE OR LESS.

PROPERTY DESCRIPTION - TRACT FOUR:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING, SITUATE AND BEING IN THE COUNTY OF JAMES CITY, VIRGINIA KNOWN AND DESIGNATED AS "3.669 ACRES" ON A CERTAIN PLAT TITLED "TITLE SURVEY PORTION OF LOT 12 AND ALL OF LOTS 9, 10, 11, 21, 22, 23, & 24 BLOCK 2, COLONIAL TERRACE, PORTION OF LOT 1 AND ALL OF LOTS 2, THRU 24, BLOCK 3 COLONIAL TERRACE AND A PARCEL OF 3.669 ACRES ADJOINING ON THE WEST", BY PAUL C. SMALL, LAND SURVEYOR, DATED AUGUST 30, 1984 AND RECORDED IN PLAT BOOK 39, PAGE 100 IN THE CLERK'S OFFICE OF THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, SAID IRON ROD LYING ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY) AND BEING 0.44 OF A MILE MORE OR LESS NORTHWEST OF THE INTERSECTION OF BATTERY BOULEVARD AND POCAHONTAS TRAIL, BEING A CORNER TO THIS PARCEL AND "TRACT ONE", LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE LEAVING THE RIGHT-OF-WAY OF POCAHONTAS TRAIL AND ALONG THE LANDS OF AMERICAN BATTLEFIELD TRUST S43°51'59"W, A DISTANCE OF 300.34 FEET TO AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL AND "TRACT ONE", LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST; THENCE CONTINUING N48°51'01"W, A DISTANCE OF 35.54 FEET TO AN IRON ROD FOUND; THENCE CONTINUING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 8,894.37 FEET, A DELTA ANGLE OF 02°28'00", A LENGTH OF 382.82 FEET, A CHORD DISTANCE OF 382.82 FEET AND A CHORD BEARING OF N47°37'01"W TO AN IRON ROD FOUND; THENCE CONTINUING N46°23'01"W, A DISTANCE OF 79.11 FEET TO A POINT, SAID POINT BEARS 0.85 FEET SOUTHWEST OFF OF AN IRON PIPE FOUND, BEING A CORNER TO THIS PARCEL, "TRACT ONE" LANDS NOW OR FORMERLY STANDING IN THE NAME OF AMERICAN BATTLEFIELD TRUST AND LANDS NOW OR FORMERLY STANDING IN THE NAME OF SHANTINATH CIS, LLC; THENCE ALONG THE LANDS OF SHANTINATH CIS, LLC N60°09'52"E, A DISTANCE OF 813.28 FEET TO A POINT, SAID POINT BEARS 0.78 FEET SOUTHWEST OFF OF AN IRON ROD FOUND, BEING A CORNER TO THIS PARCEL, SHANTINATH CIS, LLC AND BEING LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF POCAHONTAS TRAIL; THENCE ALONG THE RIGHT-OF-WAY OF POCAHONTAS TRAIL S48°09'33"E, A DISTANCE OF 20.97 FEET TO AN IRON ROD FOUND; THENCE CONTINUING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,754.58 FEET, A DELTA ANGLE OF 02°28'00", A LENGTH OF 247.72 FEET, A CHORD DISTANCE OF 247.72 FEET AND A CHORD BEARING OF S47°23'33"E TO AN IRON ROD FOUND; THENCE CONTINUING N48°37'33"E, A DISTANCE OF 140.95 FEET TO AN IRON ROD FOUND, SAID IRON ROD FOUND BEING THE POINT OF BEGINNING, CONTAINING 136,086 SQUARE FEET OR 3.1241 ACRES, MORE OR LESS.



VICINITY MAP SCALE 1"=2000'

GENERAL NOTES:

- 1. THIS PLAT IS RE-INSPECTION OF A PRIOR FIELD SURVEY MADE BY AES CONSULTING ENGINEERS. THE PROPERTY BOUNDARY AS SHOWN IS BASED ON CORNER MONUMENTS FOUND AT THE TIME OF THE SURVEY AND DEEDS AND PLATS OF RECORD.
2. TRACT ONE COMPRISES OF THE CITY OF WILLIAMSBURG, TAX ASSESSOR'S ALT. PARCEL ID #560-02-00-01B AND IS CURRENTLY ZONED MS, MUSEUM SUPPORT; STREET ADDRESS IS #7219 POCAHONTAS TRAIL. TRACT ONE ALSO INCLUDES THE COUNTY OF JAMES CITY, TAX ASSESSOR'S PARCEL ID #4130640002 AND IS CURRENTLY ZONED B1, GENERAL BUSINESS; STREET ADDRESS IS #7175 POCAHONTAS TRAIL.
3. TRACT TWO IS ALL OF THE COUNTY OF JAMES CITY, TAX ASSESSOR'S PARCEL ID #5020620009 AND IS CURRENTLY ZONED B1, GENERAL BUSINESS; STREET ADDRESS IS #7235 POCAHONTAS TRAIL.
4. TRACT THREE IS ALL OF THE COUNTY OF JAMES CITY, TAX ASSESSOR'S PARCEL ID #5020630001 AND IS CURRENTLY ZONED B1, GENERAL BUSINESS; STREET ADDRESS IS #7325 POCAHONTAS TRAIL.
5. TRACT FOUR IS ALL OF THE COUNTY OF JAMES CITY, TAX ASSESSOR'S PARCEL ID # 4130640001 AND IS CURRENTLY ZONED B1, GENERAL BUSINESS; STREET ADDRESS IS #7155 POCAHONTAS TRAIL.
6. HORIZONTAL DATUM: NAD 1983 VIRGINIA STATE PLANE COORDINATES, SOUTH ZONE 4502. PROJECT IS GPS DERIVED USING JAMES CITY COUNTY GEODETIC CONTROL MERIDIAN, MONUMENT STATIONS 337 AND 329.
7. PROPERTY IS LOCATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; OF THE FLOOD INSURANCE RATE MAP NUMBER 51095C, COMMUNITY PANEL NO. 0149D WHICH BEARS A MAP REVISED DATE OF DECEMBER 16, 2015, FOR COMMUNITY, JAMES CITY COUNTY, NUMBER: 510201, PANEL: 0143, SUFFIX: D; AND COMMUNITY: CITY OF WILLIAMSBURG (INDEPENDENT CITY), NUMBER: 510294, PANEL: 0143, SUFFIX: D.
8. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM POCAHONTAS TRAIL, A DULY DEDICATED AND ACCEPTED PUBLIC STREET OR HIGHWAY.
9. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN ON THIS SURVEY ARE BASED ON FIELD SURVEY INFORMATION OF ABOVE GROUND FEATURES AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
10. AT THE TIME OF THIS SURVEY, THERE WAS NO EVIDENCE OF RECENT LAND DISTURBING ACTIVITIES OBSERVED.
11. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF CEMETERIES ON THIS SITE.
12. THE TITLE COMMITMENT LEGAL DESCRIPTION PROVIDED IN THE TITLE COMMITMENT DOCUMENTS, FILE NUMBER VAC000189, COMMITMENT DATE: MARCH 24, 2021, 08:00 AM, AND SHOWN AT LEFT IS THE SAME PROPERTY SHOWN GRAPHICALLY ON SHEETS 2, 3 AND 4 OF THIS ALTA SURVEY UPDATE.
13. THE SUBDIVISION PLAT CREATING BRAFFORD TRACT, LOT 1-B IS RECORDED AT THE CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY CIRCUIT COURT IN INSTRUMENT NO. 200011516 AND INSTRUMENT NO. 203217.
14. NO WETLANDS FLAGGING WAS OBSERVED AT THE TIME OF THE RE-INSPECTION SURVEY; WETLANDS ARE KNOWN TO EXIST, NONE ARE SHOWN.
15. CENTERLINE OF STREAM AS SHOWN WAS FIELD SURVEYED (SEPTEMBER, 2019) BY AES CONSULTING ENGINEERS AT TIME OF BOUNDARY SURVEY AND SUBDIVISION PLAT RECORDED IN INSTRUMENT NO. 200011516 AND INSTRUMENT NO. 203217.
16. THE 35' RIPARIAN BUFFER IS SHOWN AT THE REQUEST OF AMERICAN BATTLEFIELD TRUST; BUFFER IS MEASURED 35' FROM THE CENTERLINE OF STREAM.

TITLE REPORT REFERENCE

REFERENCE TITLE EXCEPTION #

SURVEYOR'S CERTIFICATE

TO AMERICAN BATTLEFIELD TRUST, ITS SUCCESSORS AND/OR ASSIGNS; COMMONWEALTH OF VIRGINIA, BOARD OF HISTORIC RESOURCES; FIDELITY NATIONAL TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(b), 13, 14, 16, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 1, 2, 3, AND 24, 2020 AND RE-INSPECTED ON JULY 30, 2021. THE BASIS FOR THE WORK WAS BEGUN ON SEPTEMBER 9, 2019 AND COMPLETED ON JANUARY 6, 2020 - THAT WORK WAS THE BOUNDARY SURVEY, SUBDIVISION PLAT AND BOUNDARY LINE ADJUSTMENT PLAT, SUBDIVIDING BRAFFORD TRACT, LOT 1 AND ADJUSTING THE BOUNDARY LINES WITH AN ADJACENT PARCEL CREATING BRAFFORD TRACT LOT 1-A AND LOT 1-B, RECORDED AS INSTRUMENT NO. 200011516 AND INSTRUMENT NO. 203217, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY, VIRGINIA.

DATE OF PLAT OR MAP: JUNE 24, 2020, REVISED NOVEMBER 3, 2020, UPDATED JULY 30, 2021, LAST REVISED AUGUST 30, 2021

NOTE: ON JULY 30, 2021, A RE-INSPECTION OF THE PROPERTY WAS PERFORMED AND THERE ARE NO CHANGES TO THIS SURVEY EXCEPT FOR THE FOLLOWING; PREVIOUSLY CALLED FOR SET PROPERTY MONUMENTS WERE OBSERVED IN PLACE / CHANGED TO BE AS FOUND, THE SURVEYOR'S CERTIFICATE (ADDED PROPOSED INSURED, COMMONWEALTH OF VIRGINIA, BOARD OF HISTORIC RESOURCES), THE GENERAL NOTES (UPDATED TO CURRENT), THE PROPERTY DESCRIPTIONS (SETS ARE NOW AS FOUND AND NOW OR FORMERLY'S UPDATED TO CURRENT LAND OWNERS) AND THE LABELING AND NUMBERING OF SCHEDULE B - SECTION II, EXCEPTIONS (TO MATCH NEW TITLE REPORT) AS SHOWN ON THE SURVEY WERE REVISED.

SAMUEL J. BIKKERS, L.S. VIRGINIA LICENSE #002304 DATE 8/30/2021

Table with columns: No., Date, Description, Reviser, Date, Description, Reviser, Date, Description, Reviser, Date, Description, Reviser.



ADS CONSULTING ENGINEERS logo and contact information: 5248 Old Towne Road, Suite 1, Williamsburg, Virginia 23188, Phone: (757) 255-0040, Fax: (757) 255-0694, www.aesusa.com

ALTA / NSPS LAND TITLE SURVEY WILLIAMSBURG BATTLEFIELD BRAFFORD TRACT AMERICAN BATTLEFIELD TRUST COMMONWEALTH OF VIRGINIA OPEN-SPACE EASEMENT CITY OF WILLIAMSBURG, VIRGINIA ROBERTS DISTRICT, JAMES CITY COUNTY, VIRGINIA

Table with columns: Project Contacts, Project Number, Scale, Date, NOTED, Date.

SHEET COVER SHEET UPDATE

4 (Large) Small Plat(s) Recorded herewith as # 210019574 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4-30-2021 at 1:35 AM PM PB PG Document # 210019574 MONA A. FOLEY, CLERK

4 (Large) Small Plat(s) Recorded herewith as # 214152 City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 4-30-2021 at 1:37 AM PM PB PG Document # 214152 MONA A. FOLEY, CLERK