

SURVEYOR'S CERTIFICATION

TO: EASTERN OREO, INC. AND CAP CARE GROUP, INC.

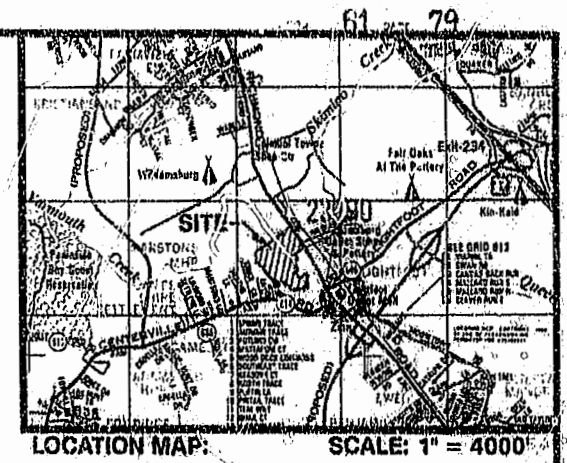
THE UNDERSIGNED REGISTERED SURVEYOR (THE "SURVEYOR") HEREBY CERTIFIES THAT (a) THIS PLAT OF SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE AND CORRECT AND PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY OF THE REAL PROPERTY (THE "PROPERTY") SHOWN HEREON; (b) SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION; (c) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (d) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS ONTO THE PROPERTY OR PROTRUSIONS THEREFROM, THERE ARE NO IMPROVEMENTS ON THE PROPERTY, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY OF THE PROPERTY, AND THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA OR BOUNDARY LINE, CONFLICTS; (e) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE AS SHOWN HEREON (INCLUDING THE PARKING LOTS AND OTHER PARKING AREAS INDICATING THE NUMBER OF PARKING SPACES WITHIN EACH), AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE PROPERTY AND SET BACK FROM THE PROPERTY LINES AND DISTANCES INDICATED; (f) THE DISTANCE FROM THE NEAREST INTERSECTING STREET OR ROAD IS AS SHOWN (g) THE PROPERTY HAS ACCESS TO AND FROM A PUBLIC ROADWAY; (h) ALL RECORDED EASEMENTS AS REFERENCED IN THIS TITLE COMMITMENT HAVE BEEN CORRECTLY PLATTED HEREON TO THE EXTENT POSSIBLE; (i) THE BOUNDARIES, DIMENSIONS AND OTHER DETAILS SHOWN HEREON ARE TRUE AND CORRECT; AND (j) THE PROPERTY IS LOCATED WITHIN THE FLOOD ZONE(S) REPORTED ON THIS SURVEY PER THE REFERENCED FLOOD INSURANCE RATE MAP. (A) LENDER, BUYER, AND TITLE COMPANY ARE ENTITLED TO RELY ON THIS PLAT OF SURVEY AS BEING TRUE AND ACCURATE IN ALL RESPECTS NOTED AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THE UNDERSIGNED CERTIFIES THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 AND (2) PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THAT DATE OF AN URBAN SURVEY.

G. T. WILSON, JR., C.L.S.
LICENSE NO. 1183

DATE

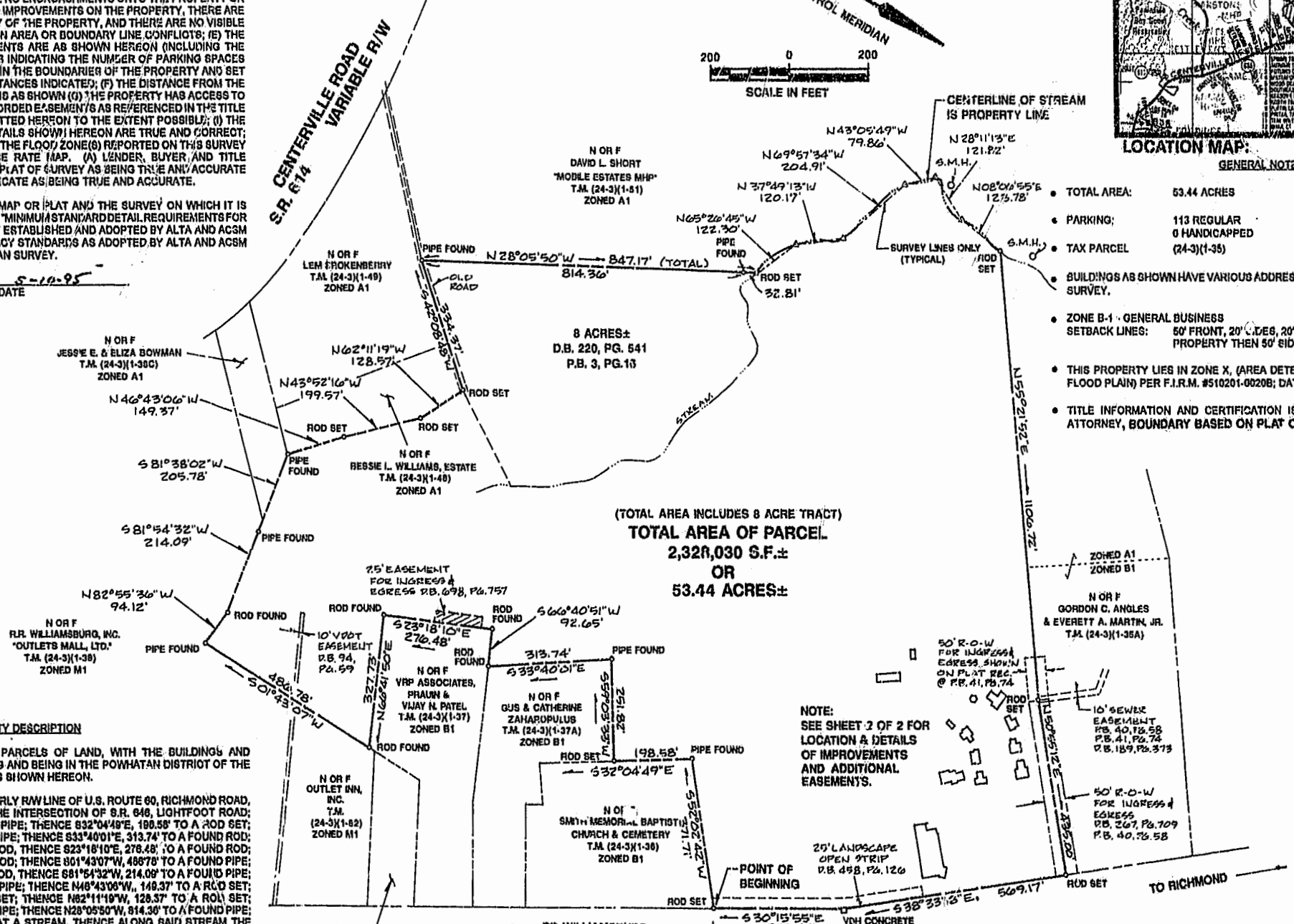
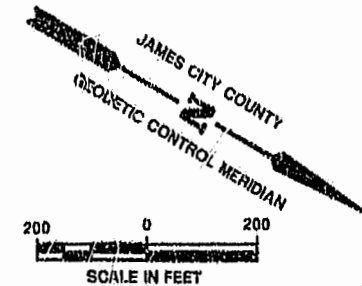
5-10-95



LOCATION MAP: SCALE: 1" = 4000'

- GENERAL NOTES**
- TOTAL AREA: 53.44 ACRES
 - PARKING: 113 REGULAR, 0 HANDICAPPED
 - TAX PARCEL: (24-3)(1-35)
 - BUILDINGS AS SHOWN HAVE VARIOUS ADDRESSES AND ARE NOT DESIGNATED ON THIS SURVEY.
 - ZONE B-1 - GENERAL BUSINESS
SETBACK LINES: 50' FRONT, 20' SIDES, 20' REAR UNLESS ADJOINING RESIDENTIAL PROPERTY THEN 50' SIDES AND 50' REAR.
 - THIS PROPERTY LIES IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN) PER F.I.R.M. #510201-0020B; DATED 2/6/91.
 - TITLE INFORMATION AND CERTIFICATION IS AS FURNISHED OR INSTRUCTED BY ATTORNEY, BOUNDARY BASED ON PLAT OF DJG - P.B. 41, PG. 74.

S.R. CENTERVILLE ROAD
VARIABLE R/W
S.R. 674



(TOTAL AREA INCLUDES 8 ACRE TRACT)
TOTAL AREA OF PARCEL
2,320,030 S.F.±
OR
53.44 ACRES±

PROPERTY DESCRIPTION

ALL THOSE CERTAIN LOTS, PIECES OR PARCELS OF LAND, WITH THE BUILDINGS AND IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE POWHATAN DISTRICT OF THE COUNTY OF JAMES CITY, VIRGINIA, AND AS SHOWN HEREON.

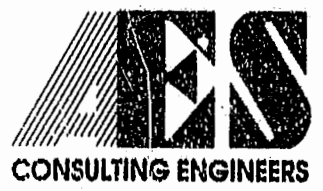
BEGINNING AT A ROD SET ON THE SOUTHERLY R/W LINE OF U.S. ROUTE 60, RICHMOND ROAD, SAID ROD BEING 1,455'± WESTERLY OF THE INTERSECTION OF S.R. 674, LIGHTFOOT ROAD; THENCE S82°02'42"W, 371.71' TO A FOUND PIPE; THENCE S32°04'48"E, 189.55' TO A ROD SET; THENCE S59°03'33"W, 251.82' TO A FOUND PIPE; THENCE S33°40'01"E, 313.74' TO A FOUND ROD; THENCE S66°40'51"W, 92.85' TO A FOUND ROD; THENCE S23°18'10"E, 278.48' TO A FOUND ROD; THENCE N66°41'50"E, 327.73' TO A FOUND ROD; THENCE S01°43'07"W, 488.78' TO A FOUND PIPE; THENCE N82°55'34"W, 84.12' TO A FOUND ROD; THENCE S81°54'32"W, 214.09' TO A FOUND PIPE; THENCE S81°38'02"W, 205.78' TO A FOUND PIPE; THENCE N43°52'16"W, 199.57' TO A FOUND PIPE; THENCE N43°05'49"W, 79.86' TO A POINT AT SAID STREAM; THENCE ALONG SAID STREAM, THENCE ALONG SAID STREAM, THENCE LEAVING SAID STREAM, N65°21'52"E, 1,106.72' TO A ROD SET, THENCE N50°05'12"E, 435.00' TO A ROD SET, SAID ROD BEING ON THE SOUTHERLY R/W LINE OF U.S. ROUTE 60, RICHMOND ROAD; THENCE ALONG SAID R/W LINE, S35°33'18"E, 509.17' TO A FOUND CONCRETE MONUMENT; THENCE S30°15'55"E, 329.44' TO THE POINT OF BEGINNING.

THESE BEING THE SAME PROPERTIES CONVEYED TO EASTERN OREO, INC., BY DEED FROM L.A. AND G. CORPORATION, A VIRGINIA CORPORATION, DATED AUGUST 16, 1994 AND RECORDED IN DEED BOOK 701, PAGE 444 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY.

NOTE: SEE SHEET 2 OF 2 FOR LOCATION & DETAILS OF IMPROVEMENTS AND ADDITIONAL EASEMENTS.

11:35 AM
5-10-95
729
1396
G. T. Wilson, Jr.

PLAT # 24-3(1-35)
P.B. NO. 41, PAGES 74 & 80



3248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(804) 253-0040
Fax (804) 220-8994

ALTA/ACSM LAND TITLE SURVEY
A PARCEL CONTAINING 53.44 ACRES±
OWNED BY EASTERN OREO, INC.

POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale 1" = 200'	Date 5/10/95
Project No. 814/D	
Drawing No. 1 OF 2	