

ALTA/ACSM SURVEYOR'S CERTIFICATION

TO: WAWA, INC., A NEW JERSEY CORPORATION
AND
COMMONWEALTH LAND TITLE INSURANCE COMPANY
COMMITMENT CASE NO. 9901647

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM, AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 10, 11(a), AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, ACSM, AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

SIGNED: *[Signature]* DATE: 12/28/00

CHARLES L. SMITH, III, LS
REGISTRATION NO. 1981
WITHIN THE STATE OF VIRGINIA
DATE OF SURVEY: MAY 4, 2000
REVISED DATE: DECEMBER 12, 2000
(REVISED PROPERTY LINE AND TITLE INFORMATION.)



PROPERTY DESCRIPTION (ACCORDING TO SCHEDULE A)

BEING PART OF THE SAME REAL ESTATE CONVEYED TO ANGUS I. HINES, INC., A VIRGINIA CORPORATION, BY DEED FROM MID-ATLANTIC INVESTMENTS, INC., A VIRGINIA CORPORATION, DATED SEPTEMBER 26, 1991, RECORDED OCTOBER 1, 1991, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF WILLIAMSBURG AND COUNTY OF JAMES CITY, VIRGINIA, IN DEED BOOK 96, PAGE 190; AND

BEING THE SAME REAL ESTATE CONVEYED TO ANGUS I. HINES, INC., A VIRGINIA CORPORATION BY DEED OF EXCHANGE FROM KING & QUEEN APARTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, DATED DECEMBER 7, 2000, RECORDED DECEMBER 12, 2000, AS INSTRUMENT NUMBER 001336.

LESS AND EXCEPT .0017 ACRE AND .0014 ACRE CONVEYED TO KING AND QUEEN APARTMENTS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY BY DEED OF EXCHANGE DATED DECEMBER 7, 2000, RECORDED DECEMBER 12, 2000 AS INSTRUMENT NUMBER 001336.

GENERAL NOTES

- GN-1. THE MERIDIAN SOURCE FOR THIS PLAT IS BASED UPON DEED BOOK 74, PAGE 344 (PLAT)(CITY OF WILLIAMSBURG, COUNTY OF JAMES CITY).
- GN-2. TITLE INFORMATION BASED UPON COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, COMMITMENT CASE NO. 9901647, DATED DECEMBER 6, 1999. REVISED DECEMBER 12, 2000.
- GN-3. ALL DEEDS AND PLATS REFERENCED HEREON ARE OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF WILLIAMSBURG, COUNTY OF JAMES CITY, VIRGINIA.
- GN-4. ALL LOT LINES SHOWN HEREON AS VACATED WERE VACATED ACCORDING TO TO PLAT RECORDED IN PLAT BOOK 79, PAGE 56.
- GN-5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS (IF MADE AVAILABLE). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON 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, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- GN-6. AREA OF SUBJECT PROPERTY SHOWN HEREON = 18,637 S.F. OR 0.4278 ACRES.
- GN-7. FURTHER DEVELOPMENT INCLUDING ANY FILLING OR PHYSICAL ALTERATIONS OF THE SUBJECT PROPERTY MAY REQUIRE ADDITIONAL PERMITS FROM THE CITY OF WILLIAMSBURG OR OTHER GOVERNMENTAL AGENCIES.
- GN-8. THE SUBJECT PROPERTY IS CURRENTLY ZONED DOWNTOWN BUSINESS DISTRICT B-1. THE REQUIRED ZONING BUILDING SETBACKS IN FEET ARE AS FOLLOWS:
FRONT YARD: NOT LESS THAN 25 FEET
SIDE YARD: NOT LESS THAN 15 FEET.
REAR YARD: NO REAR YARD SHALL BE REQUIRED.

GN-9. NUMBER OF EXISTING MARKED PARKING SPACES ARE AS FOLLOWS:
STANDARD: 13
HANDICAPPED: 1
TOTAL: 14
Williamsburg/James City County
1:04 PM 3 day of Dec 2001
DOCUMENT # 11005
[Signature] Clerk

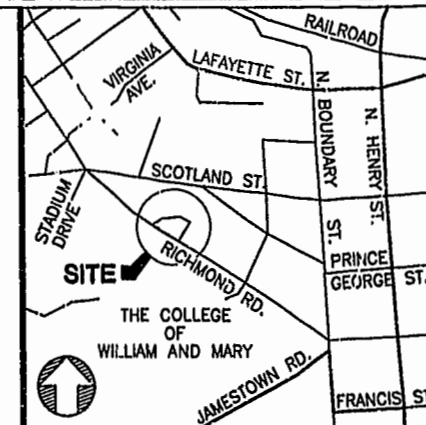
TECH.: CLS, III/REC
JOB: 200-0012 DWG: 200-0012S 18X24 ALTA
REF: 200-0012S ALTA
FB/P: 737/6, 700/50

NOTES CORRESPONDING TO SCHEDULE B--SECTION 2 EXCEPTION ITEMS

- 2. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY DATED JULY 30, 1934, RECORDED OCTOBER 13, 1934, IN DEED BOOK 16, PAGE 74.
NOTE: MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT EASEMENT OF RIGHT-OF-WAY IN DEED BOOK 16 AT PAGE 74. RECORD PLAT NOT DIMENSIONED OR TO SCALE.
- 3. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 7, 1937. RECORDED OCTOBER 21, 1937, IN DEED BOOK 17, PAGE 93.
NOTE: MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT EASEMENT OF RIGHT-OF-WAY IN DEED BOOK 17 AT PAGE 93. RECORD PLAT NOT DIMENSIONED OR TO SCALE.
- 4. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 7, 1937, RECORDED OCTOBER 21, 1937, IN DEED BOOK 17, PAGE 94.
NOTE: MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT EASEMENT OF RIGHT-OF-WAY IN DEED BOOK 17 AT PAGE 94. RECORD PLAT NOT DIMENSIONED OR TO SCALE.
- 5. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY, DATED JULY 7, 1937. RECORDED OCTOBER 21, 1937, IN DEED BOOK 17, PAGE 96.
NOTE: MAY AFFECT SUBJECT PROPERTY, UNABLE TO PLOT EASEMENT OF RIGHT-OF-WAY IN DEED BOOK 17 AT PAGE 96. RECORD PLAT NOT DIMENSIONED OR TO SCALE.
- 6. EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED AUGUST 5, 1954, RECORDED AUGUST 11, 1954, IN DEED BOOK 26, PAGE 254,
NOTE: STATUS UNDETERMINED. RECORD DEED DOES NOT STATE PHYSICAL LOCATION OR WIDTH OF EASEMENT.
- 7. TERMS, DUTIES, CONDITIONS, OBLIGATIONS AND/OR PROVISIONS OF LEASE FROM E. P. AYERS AND LELA DEVINE AYERS TO TEXACO INC., A DELAWARE CORPORATION, DATED JUNE 10, 1960, AS EVIDENCED BY MEMORANDUM OF LEASE, DATED SEPTEMBER 21, 1960, RECORDED OCTOBER 23, 1961, IN DEED BOOK 33, PAGE 103.
NOTE: STATUS UNDETERMINED, TERMS OF LEASE NOT DISCLOSED IN MEMORANDUM OF LEASE RECORDED IN DEED BOOK 33, AT PAGE 103.
- 8. TERMS, DUTIES, CONDITIONS, OBLIGATIONS AND/OR PROVISIONS OF LEASE FROM E.P. AYERS TO KING AND QUEEN CORPORATION, DATED OCTOBER 1, 1962, RECORDED OCTOBER 24, 1962, IN DEED BOOK 35, PAGE 358.
ASSIGNMENT OF LEASE TO WHITFIELD P. RICHARDSON, DATED OCTOBER 29, 1974, RECORDED JANUARY 22, 1975, IN DEED BOOK 52, PAGE 66.
NOTE: MAY AFFECT SUBJECT PROPERTY.
- 9. TERMS, DUTIES, CONDITIONS, OBLIGATIONS AND/OR PROVISIONS OF AGREEMENT BETWEEN TEXACO INC., AND KING AND QUEEN CORPORATION, DATED JULY 14, 1964, RECORDED AUGUST 27, 1964, IN DEED BOOK 36, PAGE 686, TO RECORD THEIR UNDERSTANDINGS CONCERNING THE RETAINING WALL ENCROACHMENT.
NOTE: EXISTING RETAINING WALL REMAINS ARE SHOWN HEREON. A BOUNDARY LINE ADJUSTMENT PLAT WAS PUT TO RECORD IN PLAT BOOK 79, PAGE 56, AND IS SHOWN HEREON.
- 10. EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED SEPTEMBER 12, 1990, RECORDED SEPTEMBER 24, 1990, IN DEED BOOK 92, PAGE 795.
NOTE: DOES AFFECT SUBJECT PROPERTY AND APPROXIMATE LOCATION IS SHOWN HEREON. UNABLE TO ACCURATELY PLOT RIGHT-OF-WAY AND EASEMENT IN DEED BOOK 92 AT PAGE 795. RECORD PLAT NOT TO SCALE.
- 11. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
NOTE: MAY AFFECT SUBJECT PROPERTY.
- 12. ALL MATTERS SHOWN ON PLAT RECORDED IN PLAT BOOK 79 AT PAGE 56.
NOTE: DOES AFFECT SUBJECT PROPERTY.

FLOOD ZONE CERTIFICATION

THE PROPERTY SHOWN HEREON APPEARS TO FALL WITHIN FLOOD ZONE "X" (OTHER FLOOD AREAS) (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THE CITY OF WILLIAMSBURG, VIRGINIA, COMMUNITY PANEL 510294 0005 B DATED MARCH 2, 1994. W.P. LARGE IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. THIS SURVEY DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE SUBJECT TO FLOODING. FOR FURTHER INFORMATION, CONTACT THE LOCAL COMMUNITY FLOOD OFFICAL.



LOCATION MAP
SCALE: 1" = 800'

REFERENCES

- 1) PLAT ENTITLED "TITLE SURVEY OF 315 RICHMOND ROAD STANDING IN THE NAME OF ELSWORTH P. AYERS AND LELA D. AYERS" RECORDED IN DEED BOOK 74, PAGE 344, DATED JULY 30, 1985. REVISED FEBRUARY 27, 1996 AND APRIL 4, 1986.
- 2) PLAT ENTITLED "PLAT SHOWING SURVEY OF PROPERTIES OF E.P. AYERS AND MRS. REBECCA TIMBERLAKE TOGETHER WITH THE TOPOGRAPHIC FEATURES OF PROPERTIES SITUATED IN THE CITY OF WILLIAMSBURG, VIRGINIA" RECORDED IN PLAT BOOK 19, PAGE 15, DATED SEPTEMBER 23, 1960 AND REVISED OCTOBER 6, 1960.
- 3) PLAT ENTITLED "PLAT SHOWING BOUNDARY LINES AND IMPROVEMENTS OF KING AND QUEEN MOTOR INN, 732 SCOTLAND STREET" RECORDED IN PLAT BOOK 22, PAGE 6, DATED MAY 20, 1964.
- 4) PLAT ENTITLED "PLAT SHOWING BOUNDARY SURVEY OF A PORTION OF LOT 20 OF WEST WILLIAMSBURG STANDING IN THE NAME OF THE COLLEGE OF WILLIAM & VIRGINIA" DATED JULY 3, 1973 RECORDED IN DEED BOOK 50, PAGE 196.
- 5) PLAT ENTITLED "PLAT OF THE PROPERTY OF HELEN HANNAH WILFORD" RECORDED IN PLAT BOOK 12, PAGE 33, DATED MAY 14, 1951.
- 6) INSTRUMENT RECORDED IN DEED BOOK 96, PAGE 190, DATED SEPTEMBER 26, 1991.
- 7) INSTRUMENT RECORDED IN DEED BOOK 8, PG. 402, DATED NOVEMBER 29, 1919.
- 8) INSTRUMENT RECORDED IN DEED BOOK 12, PG. 74, DATED AUGUST 8, 1927.
- 9) INSTRUMENT RECORDED IN DEED BOOK 17, PG. 494, DATED APRIL 27, 1939.
- 10) INSTRUMENT RECORDED IN DEED BOOK 32, PG. 526, DATED JULY 12, 1961.
- 11) INSTRUMENT RECORDED IN DEED BOOK 34, PAGE 334, DATED JANUARY 9, 1963.
- 12) INSTRUMENT # 001336, DATED DECEMBER 7, 2000.
- 13) PLAT ENTITLED "EXHIBIT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN PROPERTY OF ANGUS I. HINES, INC. (D.B.96, PG.190) & PROPERTY OF KING & QUEEN APARTMENTS, L.L.C. (INSTRUMENT #970001342) WILLIAMSBURG, VIRGINIA" RECORDED IN PLAT BOOK 79 AT PAGE 56, DATED OCTOBER 30, 2000.

SHEET 1 OF 3
ALTA/ACSM
LAND TITLE SURVEY
OF
#315 RICHMOND ROAD
WILLIAMSBURG, VIRGINIA
FOR
WAWA, INC.,
A NEW JERSEY CORPORATION
AND
COMMONWEALTH LAND TITLE
INSURANCE COMPANY
COMMITMENT CASE NO. 9901647

PLAT RECORDED IN
P.D. NO. 75, PAGE 75-77

REVISED DATE: DECEMBER 12, 2000
(REVISED PROPERTY LINE AND TITLE INFORMATION)

DATE: MAY 4, 2000