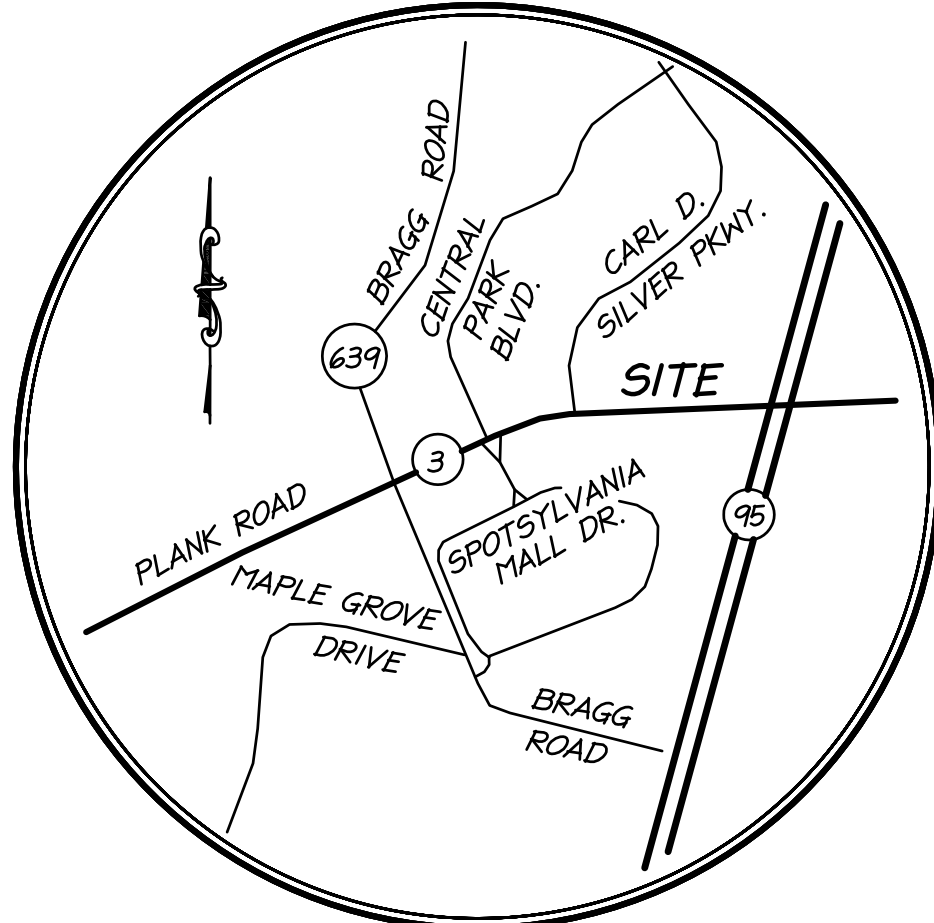


AREA TABULATION

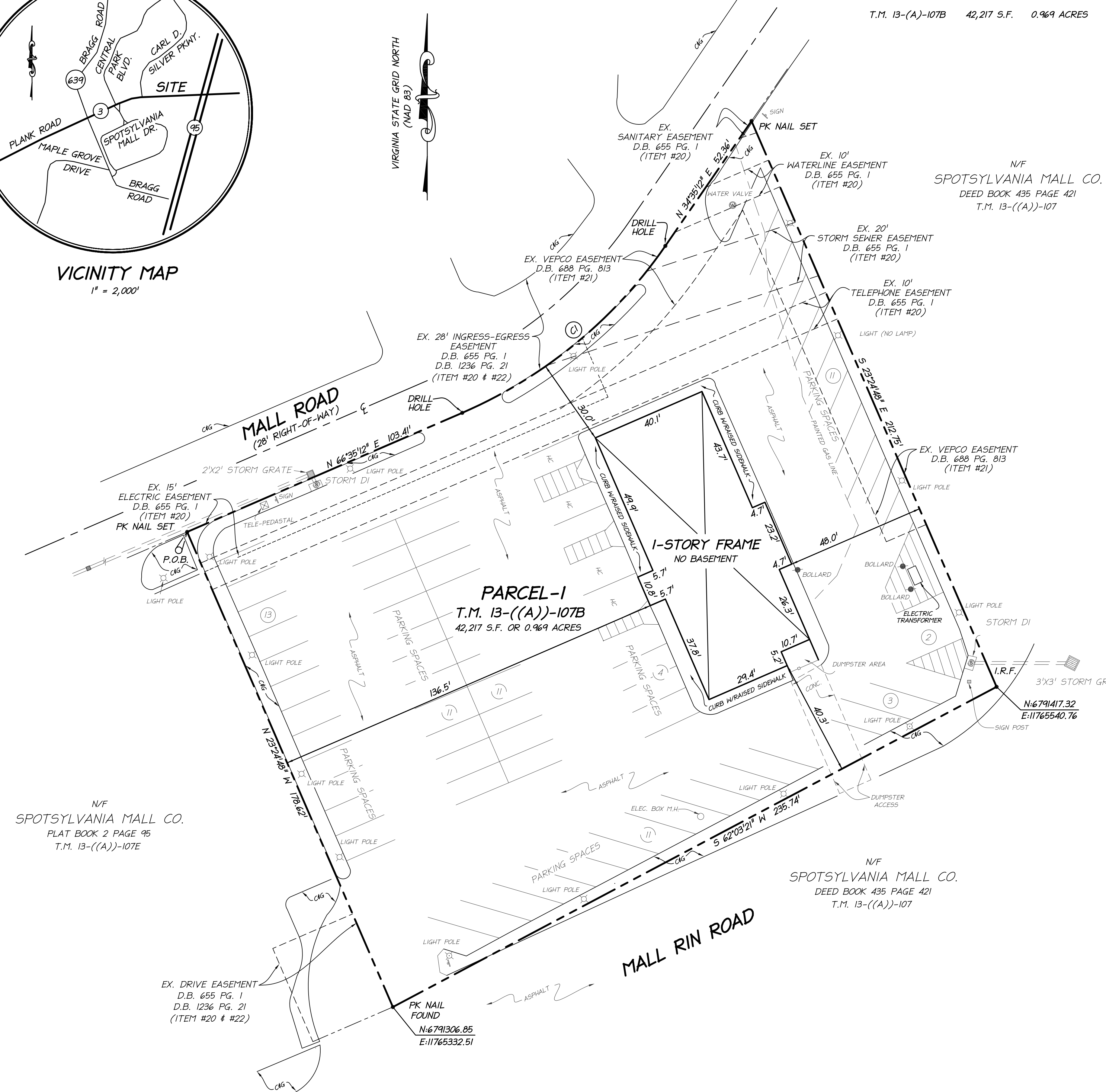
T.M. 13-(A)-107B 42,217 S.F. 0.969 ACRES

SURVEYOR'S CERTIFICATE

I, RUSSELL L. MILES, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY TO C & G MALL PROPERTY L.C., (PROPERTY OWNER), LAWYERS TITLE INSURANCE CORPORATION, (THE "TITLE COMPANY"), THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE ESTABLISHED BY FIELD SURVEY ACTUALLY MADE ON THE GROUND PURSUANT TO THE RECORD DESCRIPTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL INFORMATION HEREIN IS CORRECT; THAT THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE "MINIMUM DETAIL REQUIREMENTS FOR ALTA/ACSM LANDS TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 2005 AND INCLUDES ITEMS 1,2,3,4,6,7,8,9,10,11,13,14 & 16 OF TABLE 'A' THEREOF, THERE ARE NO BUILDINGS, STRUCTURES, FENCES OR OTHER IMPROVEMENTS SITUATED ON SAID PROPERTY, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY ON SAID PROPERTY OR OTHER EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED, NO PARTY WALLS, NO ENCROACHMENTS ON SAID PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENT SITUATED ON ADJOINING PROPERTY, THAT THE PROPERTY HAS ACCESS TO MALL ROAD, (28' RIGHT-OF-WAY). THAT VISIBLE UTILITY SERVICES EITHER ENTER THE PROPERTY THROUGH ADJOINING PUBLIC STREETS OR THE SURVEY SHOWS THE POINT OF ENTRY AND LOCATION OF VISIBLE UTILITIES WHICH PASS THROUGH OR ARE LOCATED ON ADJOINING PRIVATE LAND WITHIN THE LIMITS OF THE SURVEY; THAT THE PROPERTY DESCRIBED HEREIN LIES WITHIN THE LIMITS HAZARD AREA ZONE 'X' ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; AND THAT THE SAID PROPERTY AND ONLY THE SAID PROPERTY CONSTITUTES T.M. 13-A-107B. THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF TITLE INSURANCE COMMITMENT CASE NO. FB00008761 (18254), DATED AUGUST 20, 2007, ISSUED BY THE TITLE COMPANY FOR THE PROPERTY AND OF EACH INSTRUMENT LISTED IN SCHEDULE 'B' SECTION 2 THEREIN AND THE LOCATION OF EACH EASEMENT, RIGHT-OF-WAY, SERVITUDE AND OTHER MATTER CONTAINED THEREIN AFFECTING TITLE TO THE EXTENT IT CAN BE LOCATED HAS BEEN SHOWN WITH RECORDING REFERENCES; AND ALL MATTERS THAT CANNOT BE LOCATED HAVE BEEN LISTED IN THE NOTES HEREIN.



VICINITY MAP
 1" = 2,000'



NOTES:

- THE PROPERTY DELINEATED HEREON IS SHOWN AS TAX MAP 13-(A)-107B AND CURRENTLY STANDS IN THE NAME OF C & G MALL PROPERTY L.C., WHO OBTAINED TITLE BY DEED FROM HUGH C. COSNER AND RAY C. GLAZEBROOK, JR., DATED JULY 25, 1994 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SPOTSYLVANIA COUNTY, VIRGINIA AS DEED BOOK 1236 PAGE 21.
- CURRENT ZONING: (COMMERCIAL 2 (C-2 HIGHWAY DISTRICT)) THE PURPOSE OF THE COMMERCIAL 2 (C-2) HIGHWAY DISTRICT IS TO PROVIDE FOR AREAS OF GENERAL COMMERCIAL ACTIVITY IN THE COUNTY TO MEET THE LOCAL AND REGIONAL COMMERCIAL NEEDS AT MEDIUM INTENSITY. FOR ZONING REQUIREMENTS SEE (SPOTSYLVANIA COUNTY ZONING ORDINANCE - SECTION 23-6 DIVISION 19)
- THE PROPERTY SHOWN ON THIS PLAT LIES WITHIN FLOOD HAZARD ZONE 'X' (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS PER FLOOD INSURANCE RATE MAP FOR SPOTSYLVANIA COUNTY, VIRGINIA COMMUNITY PANEL NO. 510308 0075 C DATED FEBRUARY 18, 1998.
- THE FOLLOWING IS A DISPOSITION OF ITEMS CONTAINED IN THE LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT FOR TITLE INSURANCE CASE No. FB00008761, DATED AUGUST 20, 2007, WHICH ARE APPLICABLE TO THE SUBJECT PARCEL.
 ITEM #20, ITEM #21, ITEM #22, ITEM #25 (DB 564, PG 828)
- THE FOLLOWING IS A DISPOSITION OF ITEMS CONTAINED IN THE LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT FOR TITLE INSURANCE CASE No. FB00008761, DATED AUGUST 20, 2007, WHICH ARE NOT APPLICABLE TO THE SUBJECT PARCEL.
 ITEM #3, ITEM #15, ITEM #17, ITEM #19, ITEM #25 (DB 561, PG 4)
- THE FOLLOWING IS A DISPOSITION OF ITEMS CONTAINED IN THE LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT FOR TITLE INSURANCE CASE No. FB00008761, DATED AUGUST 20, 2007, WHICH ARE NOT PLOTTABLE WITH DOCUMENTS PROVIDED.
 ITEM #4, ITEM #5, ITEM #6, ITEM #7, ITEM #8, ITEM #9, ITEM #10, ITEM #11, ITEM #12, ITEM #13, ITEM #14, ITEM #16, ITEM #18, AND ITEM #23
- THE FOLLOWING IS A DISPOSITION OF ITEMS CONTAINED IN THE LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT FOR TITLE INSURANCE CASE No. FB00008761, DATED AUGUST 20, 2007, WHICH ARE STANDARD TITLE EXCEPTIONS AND/OR ITEMS WHICH ARE NOT SURVEY RELATED.
 ITEM A, ITEM #1, AND ITEM #24
- AT TIME OF SURVEY I OBSERVED NO EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL. NO SUBSURFACE, WETLANDS OR HAZARDOUS WASTE INVESTIGATION WERE PROVIDED NOR HAVE ANY BEEN UTILIZED IN THE DEVELOPMENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED.
- AT THE TIME OF SURVEY I OBSERVED NO EVIDENCE OF EARTH MOVING WORKS AND BUILDING CONSTRUCTION. LOCATION OF PHYSICAL IMPROVEMENTS AS SHOWN ON THIS PLAT AND INSPECTION OF THE PROPERTY WERE COMPLETED BY THIS FIRM ON SEPTEMBER 17, 2007 AND NO OTHER LOCATION OR INSPECTIONS HAVE BEEN PERFORMED BY THIS FIRM SINCE THE ABOVE DATE.

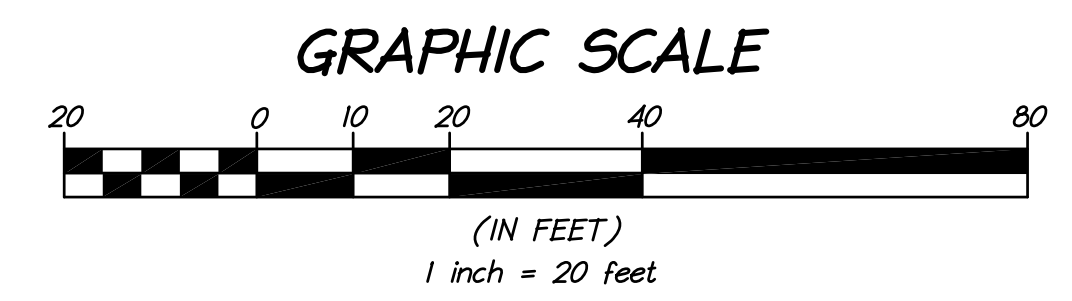
TAX MAP 13 ((A)) 107B

BEGINNING AT A POINT, SAID POINT BEING IN THE SOUTHERN RIGHT OF WAY LINE OF MALL ROAD (28' RIGHT-OF-WAY) AND A CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF SPOTSYLVANIA MALL CO. (TAX MAP 13 ((A)) 107E);

THENCE WITH SAID SOUTHERN RIGHT OF WAY LINE OF MALL ROAD (28' RIGHT-OF-WAY):
 NORTH 66°35'12" EAST, 103.41 FEET TO A POINT;
 THENCE, 91.89 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 164.53 FEET, A DELTA ANGLE OF 32°00'00", A TANGENT DISTANCE OF 47.18 FEET AND A CHORD BEARING NORTH 50°35'12" EAST, 90.70 FEET, TO A POINT;
 THENCE, NORTH 34°35'12" EAST, 52.36 FEET TO A POINT, SAID POINT BEING IN THE SOUTHERN RIGHT OF WAY LINE OF MALL ROAD (28' RIGHT-OF-WAY) AND A CORNER TO LANDS NOW OR FORMERLY STANDING IN THE NAME OF SPOTSYLVANIA MALL CO. (TAX MAP 13 ((A)) 107E);

THENCE WITH SAID LANDS SPOTSYLVANIA MALL CO. (TAX MAP 13 ((A)) 107E):
 SOUTH 23°24'48" EAST, 212.75 FEET TO A POINT;
 THENCE, SOUTH 62°03'21" WEST, 235.74 FEET TO A POINT, SAID POINT BEING A CORNER TO THE AFOREMENTIONED LANDS OF SPOTSYLVANIA MALL CO. (TAX MAP 13 ((A)) 107E);

THENCE WITH SAID LANDS OF SPOTSYLVANIA MALL CO. (TAX MAP 13 ((A)) 107E):
 NORTH 23°24'48" WEST, 178.62 FEET TO THE POINT OF BEGINNING AND CONTAINING 42,217 SQUARE FEET OR 0.969 ACRES, MORE OR LESS.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	164.53'	91.89'	90.70'	N 50°35'12" E	32°00'00"	47.18'

REVISION:

ALTA/ACSM
 LAND TITLE SURVEY ON
C & G MALL PROPERTY, L.C.
 TAX MAP #13-(A)-107B
 DEED BOOK 1236 PAGE 21
 COURTLAND MAGISTERIAL DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA

DATE: 11-23-09
 SCALE: AS NOTED
 SHEET: 1 OF 1