

SCHEDULE B TABLE - SECTION 2 TITLE COMMITMENT NO. 3020-546304

- A. NOT LOCATABLE
- B. CURRENT ON THE GROUND SURVEY SHOWN
- C. NOT LOCATABLE
- D. CURRENT ON THE GROUND SURVEY SHOWN
- E. NOT LOCATABLE
- 1. NOT LOCATABLE
- 2. NOT LOCATABLE
- 3. NOT LOCATABLE - PORTION ONLY OF EXHIBIT A (4.10 AC. OF 5.92 AC.)
- 4. DOES NOT AFFECT THE PROPERTY KNOWN AS LOT-2 FROM PB. 64 PG. 91.
- 5. NOT LOCATABLE
- 6. SHOWN ON SURVEY AND LABELED ⑥
- 7. SHOWN ON SURVEY AND LABELED ⑦
- 8. SHOWN ON SURVEY AND LABELED ⑧
- 9. NOT LOCATABLE
- 10. NOT LOCATABLE
- 11. SHOWN ON SURVEY AND LABELED ⑧ SAME AS NO. 8
- 12. SHOWN ON SURVEY AND LABELED ⑫
- 13. NOT LOCATABLE
- 14. NOT LOCATABLE
- 15. SHOWN ON SURVEY AND LABELED ⑮
- 16. NOT LOCATABLE
- 17. SHOWN ON SURVEY AND NOT LABELED (NOT SPECIFIC)
- 18. NOT LOCATABLE
- 19. NOT LOCATABLE
- 20. NOT LOCATABLE

EXHIBIT TABLE

- E1. HEIGHT LIMITATION LINE - EXHIBIT - E-1 INSTRUMENT NO. 990003920.
- E2. 15' DRAINAGE EASEMENT - EXHIBIT - E-2 INSTRUMENT NO. 990003920.

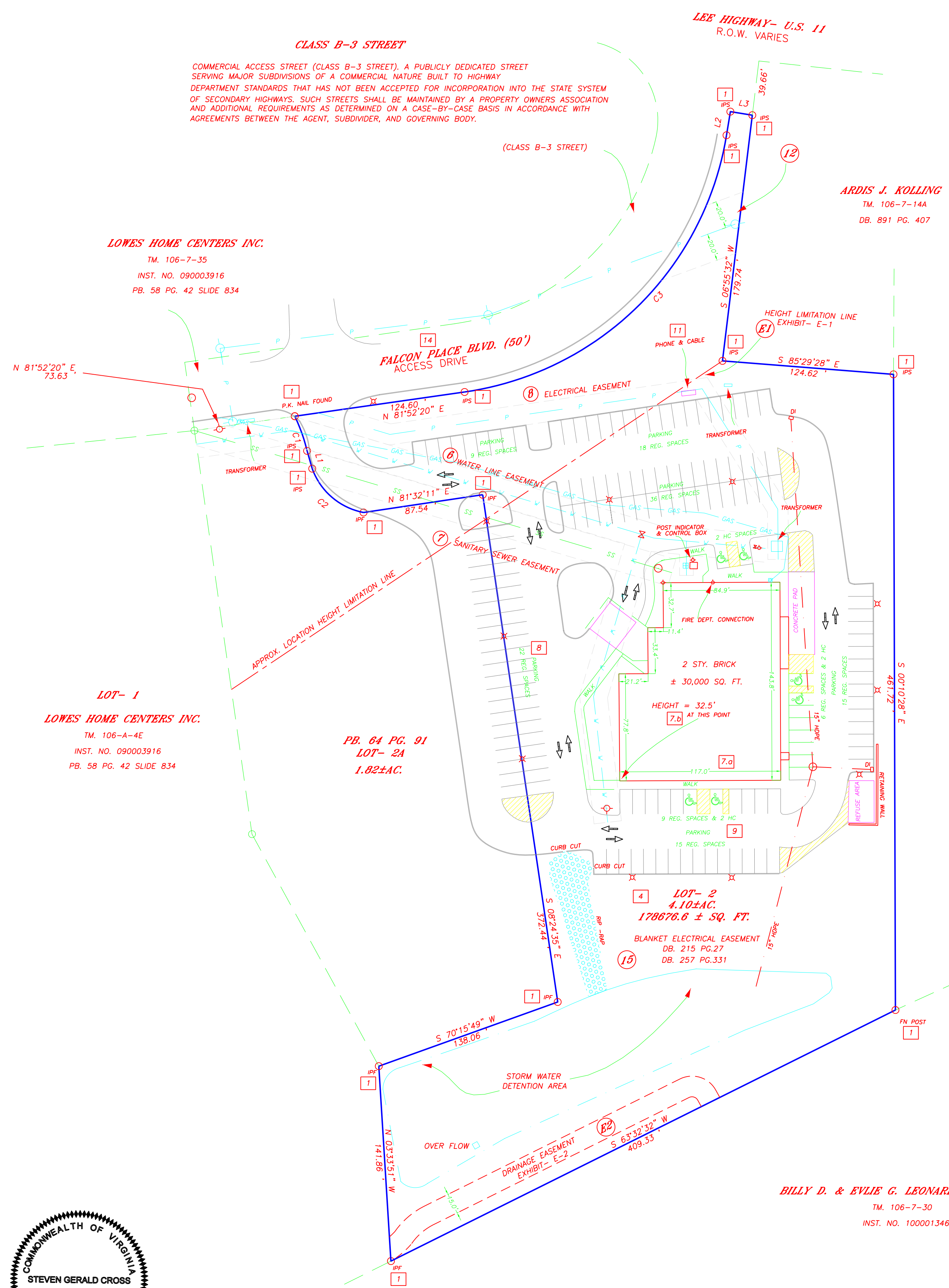
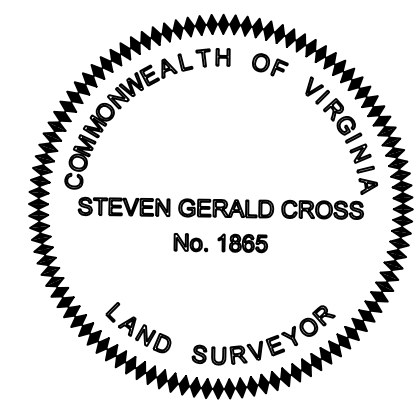
LEGAL

ALL OF THAT CERTAIN LOT OR PARCEL OF LAND, LOCATED AND BEING IN THE COUNTY OF WASHINGTON, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SITUATED IN MADISON MAGISTERIAL DISTRICT, WASHINGTON COUNTY VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING LOT 2, CONTAINING 4.10 ACRES, MORE OR LESS, AS SHOWN ON PLAT ENTITLED "REPLAT OF LOT 2 FALCON PLACE AT EXIT 19 OF RECORD IN THE OFFICE OF THE CIRCUIT COURT CLERK OF WASHINGTON COUNTY, VIRGINIA IN PLAT BOOK 64 PAGE 91, AND BEING A PART OF THE SAME PROPERTY CONVEYED TO JOHNSON FALCON, LLC BY DEED DATED JUNE 16, 2009 FROM QUALITY PROPERTIES, LP, OF RECORD IN SAID CLERK'S OFFICE AS INSTRUMENT NO. 090003901.

LEGEND

- IRON PIN (OLD)
- IRON PIN (NEW)
- POINT
- POWER POLE
- XX LIGHT POLE
- SEWER MANHOLE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- GAS METER
- SS — SS — SS — SEWER LINE
- P — P — P — POWER LINE (OVERHEAD)
- G — G — G — GAS LINE



NUMBER	DIRECTION	DISTANCE
L1	S 16°06'41" E	13.44'
L2	N 09°16'39" E	17.40'
L3	S 80°43'21" E	16.15'

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S 19°34'24" E		125.32	26.74	26.69
C2	S 49°27'56" E		49.39	51.28	49.01
C3	N 45°34'30" E		225.00	285.08	266.39

ARDIS J. KOLLING (L.E.)
 TM. 106B-2-3
 DB. 602 PG. 212

TABLE - A

ITEMS NOT SHOWN

10	- N/A - NONE OBSERVED
16	- N/A - NONE OBSERVED
17	- N/A - NONE OBSERVED
18	- N/A - NONE OBSERVED
19	- N/A - NONE OBSERVED
20	- N/A - NONE OBSERVED

NOTES

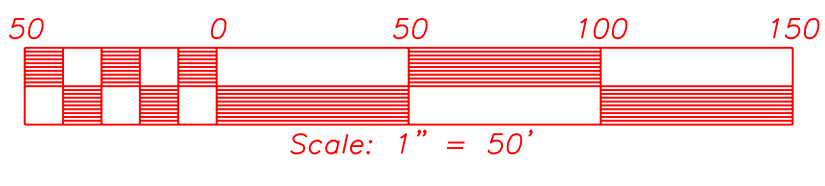
1. THIS SURVEY IS BASED UPON EXISTING MONUMENTS AND EVIDENCE WHICH WERE FOUND IN THE FIELD AS OF THIS DATE.
2. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND UNDERGROUND STRUCTURES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXISTENCE AND EXACT LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES.
3. TITLE SOURCE: INST. NO. 090003905 AND PB.64 PG.91 TAX MAP: 106-7-13
4. NORTH IS BASED ON PB.58 PG. 42
5. CURRENT ZONING B-2.
 BUILDINGS SHALL BE LOCATED TEN FEET OR MORE FROM ANY STREET RIGHT-OF-WAY THAT IS 50 FEET OR GREATER IN WIDTH OR 35 FEET OR MORE FROM THE CENTERLINE OF ANY STREET RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH. SIDE YARD 10 FEET WHEN ADJOINING RESIDENTIAL.
6. A 10 FT. UTILITY EASEMENT IS PROVIDED ALONG ALL INTERIOR AND EXTERIOR LOT LINES.
7. SITE IS LOCATED IN A FLOOD ZONE - X - PANEL NUMBER 51191C0285C DATED SEPT. 29, 2010 FOR WASHINGTON COUNTY, VA.
8. TABLE A ITEMS ARE SHOWN AS FOLLOWS - [1]
9. THE LAND SURVEYED, SHOWN AND DESCRIBED HEREON IS A PORTION OF THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-546304, DATED JUNE 04, 2012.

CERTIFICATION

TO U.S. REALTY ADVISORS, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND THE BANK OF NEW YORK MELLON, AS TRUSTEE, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7b, 7c, 8, 9, 10, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 13, 2012.

DATE OF PLAT OR MAP: 6-13-2012
 SURVEYOR: STEVEN GERALD CROSS REGISTRATION NO. 1865

BILLY D. & EVLIE G. LEONARD TRUSTEES
 TM. 106-7-30
 INST. NO. 100001346



PROPERTY ADDRESS: 24530 FALCON PLACE BLVD. WASHINGTON, VIRGINIA 24211

CROSS LAND SURVEYING & PLANNING
 612 GREENFIELD PLACE
 BRISTOL, TN 37620
 (423) 764-0250
 FAX: (423) 764-1972

1808 EDGEWORTH AVENUE
 BRISTOL, TN 37620
 (423) 764-1667
 EMAIL: CROSS@CROSSLANDSURVEYING.COM

U.S. REALTY ADVISORS, LLC	
FROM DEED BOOKS AS SHOWN TOWN OF ABINGDON, VIRGINIA	
DRAWN BY: R.L.B.	SCALE: 1" = 50'
DATE: 06-05-12	
JOB NO. 10022712	
File name: FALCON-ALTA	

REVISED: 06-13-12
 REVISED: 06-12-12