

Notes Corresponding to Schedule B

FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-813980-11-SC WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2016 AT 8:00 A.M.

3. Covenants, conditions, restrictions, easements, assessments and building restriction lines as set forth in the Declaration of Covenants and Restrictions for Battlefield Business Park, recorded in Deed Book 1445 at Page 339, but deleting any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent that such covenants, conditions or restrictions violate 42 USC 3604(c). – NOT PLOTTED ON SURVEY. BLANKET IN NATURE.
4. Easement granted to Northern Virginia Electric Cooperative, recorded in Deed Book 1657 at Page 1125. – PLOTTED ON SURVEY.
5. Easement granted to Northern Virginia Electric Cooperative, recorded in Deed Book 1657 at Page 1129. – PLOTTED ON SURVEY.
6. Easement granted to Northern Virginia Electric Cooperative, recorded in Deed Book 2965 at Page 1219. – PLOTTED ON SURVEY.
7. Easements granted to the County of Prince William, Virginia and Prince William County Service Authority, recorded in Deed Book 1453 at Page 1126. – PLOTTED ON SURVEY.
8. Easements granted to the Board of Supervisors of Prince William County, Virginia and Prince William County Service Authority, recorded in Deed Book 2962 at Page 933. – PLOTTED ON SURVEY.
9. INTENTIONALLY OMITTED.
10. INTENTIONALLY OMITTED.
11. Storm drain easement as set forth in the Deed of Easement, recorded in Deed Book 2891 at Page 566. – PLOTTED ON SURVEY. OFFSITE EASEMENT .
12. Terms, provisions, restrictions, conditions, easements, notes and reservations contained within the Deed of Dedication, recorded in Deed Book 1511 at Page 237 and as set forth on the plat attached thereto and made thereof. – PLOTTED ON SURVEY.

Zoning

The subject property is zoned "PBD" Planned Business District.

Setbacks
Front/Side/Rear: None Required.

Maximum Building Height or Stories: Maximum: 100 Feet
Minimum: 30 Feet

Building Site Area Requirements: Minimum Open Space: 20%

Building Density Formula: Maximum Lot Coverage: 80%

Parking Space Formula: Industrial: 1 Space per 1,000 Square Feet of Net Floor Area; (Net = 75% of Gross Floor Area) (109,800 sq. ft. per Certificate of Occupancy – 25% = 82,350 / 1,000 = 82)
Parking Spaces Required: 82 Total Parking Spaces

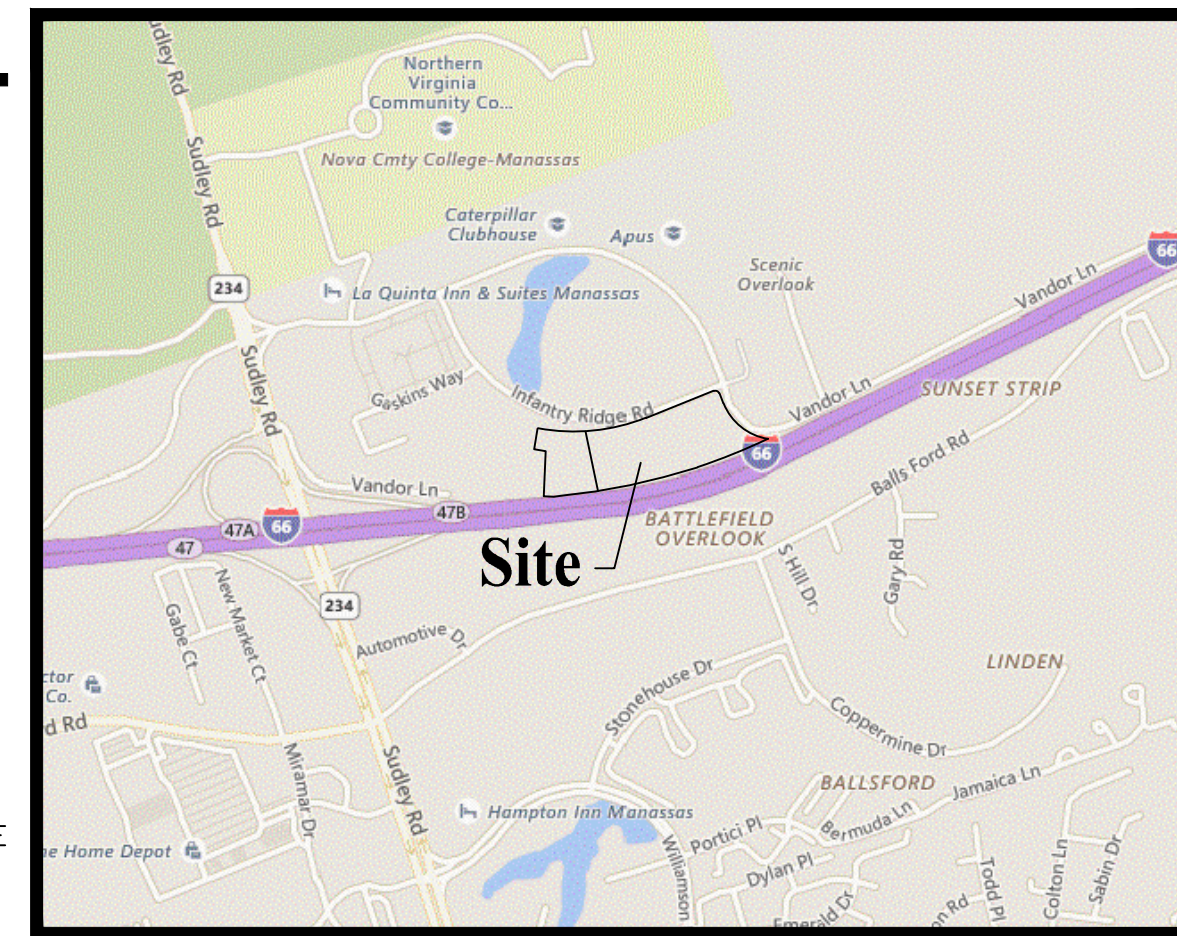
Zoning data obtained from Zoning Report #97314-20 dated 11/16/2016 prepared by THE PLANNING & ZONING RESOURCE COMPANY, 405-840-4344.

Encroachment Statement

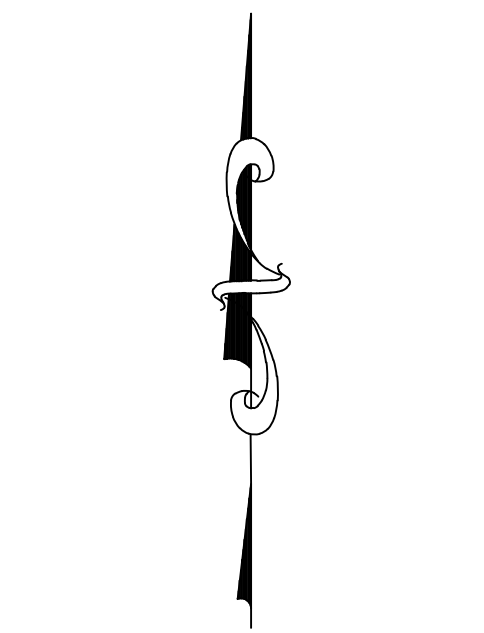
NONE OBSERVED

Miscellaneous Notes

1. PARKING PROVIDED –
–REGULAR = 139 SPACES
–HANDICAP = 4 SPACES
TOTAL SPACES PROVIDED = 143
2. PROPERTY IS KNOWN AS GPIN 7697-47-7005 (PARCEL 1) AND GPIN 7697-47-2201 (PARCEL 2) IN THE GAINESVILLE MAGISTERIAL DISTRICT, PRINCE WILLIAM COUNTY, VIRGINIA.
3. LOT AREA PARCEL 1 = 318,385 S.F. OR 7.3091 AC.
LOT AREA PARCEL 2 = 106,605 S.F. OR 2.4473 AC.
TOTAL LOT AREA = 424,990 S.F. OR 9.7564 AC.
4. THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES.
5. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 11, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS PURSUANT TO ONE CALL REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES. TICKET # A627702447.
6. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
7. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
8. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 18, THE SURVEYOR DID NOT OBSERVE ANY MARKERS DELINEATING WETLANDS ON THE SUBJECT PROPERTY AT THE TIME OF THE FIELD SURVEY.
9. IN RESPONSE TO ALTA\NSPS TABLE A ITEM 19, THERE ARE OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.



Vicinity Map



BASIS OF BEARING
INSTRU. NO. 200510120175560

Legend of Symbols & Abbreviations

—x— FENCE	⊙ POWER POLE
○ IRON PIN SET	⊕ LIGHT POLE
R/W RIGHT OF WAY	⊠ TRANSFORMER
C/L CENTERLINE	⊞ ELECTRIC METER
⊙ FOUND MONUMENT	⊞ GAS VALVE
⊕ SIGN	⊞ GAS METER
(M) MEASURED	⊞ WATER METER
(R) RECORDED	⊞ WATER VALVE
⊕ FLAGPOLE	⊕ HYDRANT
♿ ADA PARKING	⊕ WATER MANHOLE
(R) RECORD DATA	⊕ STORM MANHOLE
(S) SURVEYED DATA	⊞ CATCH BASIN (SQUARE)
⊞ POB POINT OF BEGINNING	⊞ CATCH BASIN (ROUND)
⊞ POC POINT OF COMMENCEMENT	⊕ SANITARY MANHOLE
⊞ ACCESS POINT OF ACCESS	⊕ SANITARY CLEANOUT

Utility Notes

THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

Flood Note

By graphic plotting only, this property is in Zone(s) X (unshaded) of the Flood Insurance Rate Map, Community Panel No. 51153C0092 D, which bears an effective date of 01/05/1995 and is not in a Special Flood Hazard Area.

Record Legal Description

All of those lots or parcels of land located in Prince William County, Virginia, and more particularly described as follows:

PARCEL 1

BEGINNING AT AN IRON PIPE FOUND ON THE WESTERN RIGHT-OF-WAY OF BATTLEVIEW PARKWAY – ROUTE 2740 (68' R/W), SAID PIPE ALSO LIES ON THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 66 (VARIABLE R/W); THENCE WITH SAID NORTHERN RIGHT-OF-WAY OF INTERSTATE 66: 439.69' ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3604.74', A DELTA OF 06°59'19" AND A CHORD OF S68°01'29"W 439.42' TO A VDOT MONUMENT FOUND, THENCE: 590.92' ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4066.13', A DELTA OF 08°19'36" AND A CHORD OF S76°45'06"W 590.40' TO AN IRON PIPE FOUND, SAID PIPE BEING THE SOUTHEASTERN CORNER OF THE NOW OR FORMERLY BECO-BATTLEFIELD II LLC PROPERTY, THENCE WITH SAID BECO-BATTLEFIELD II LLC PROPERTY: N11°49'57"W 351.67' TO AN IRON PIPE FOUND, SAID PIPE LIES ON THE SOUTHERN RIGHT-OF-WAY OF INFANTRY RIDGE ROAD – ROUTE 2742 (68' R/W); THENCE WITH SAID SOUTHERN RIGHT-OF-WAY: 360.00' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1134.00', A DELTA OF 18°11'21" AND A CHORD OF N77°18'03"E 358.49' TO AN IRON PIPE FOUND, THENCE: N68°12'23"E 420.71' TO AN IRON PIPE FOUND, THENCE: 39.27' ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00', A DELTA OF 90°00'00" AND A CHORD OF S66°47'37"E 35.36' TO AN IRON PIPE FOUND, SAID PIPE LIES ON THE AFOREMENTIONED WESTERN RIGHT-OF-WAY OF BATTLEVIEW PARKWAY; THENCE WITH SAID WESTERN RIGHT-OF-WAY: S21°47'37"E 63.16' TO AN IRON PIPE FOUND, THENCE: 345.74' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 336.00', A DELTA OF 58°57'24" AND A CHORD OF S51°16'19"E 330.69' TO THE POINT OF BEGINNING CONTAINING 7.30915 ACRES.

PARCEL 2

BEGINNING AT AN IRON PIPE SET ON THE NORTHERN RIGHT-OF-WAY OF INTERSTATE 66 (VARIABLE R/W), SAID PIPE ALSO BEING THE SOUTHEASTERN CORNER OF THE NOW OR FORMERLY NOVEC PROPERTY; THENCE WITH SAID NOVEC PROPERTY: N02°13'59"E 259.66' TO AN IRON PIPE SET, THENCE: N78°53'35"W 69.12' TO AN IRON PIPE SET, THENCE: N10°27'50"E 120.49' TO AN IRON PIPE SET, SAID PIPE LIES ON THE SOUTHERN RIGHT-OF-WAY OF INFANTRY RIDGE ROAD – ROUTE 2742 (68' R/W); THENCE WITH SAID SOUTHERN RIGHT-OF-WAY: 278.67' ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1134.00', A DELTA OF 14°04'47" AND A CHORD OF S86°33'52"E 277.97' TO AN IRON PIPE FOUND, SAID PIPE BEING THE NORTHWESTERN CORNER OF THE NOW OR FORMERLY BECO-BATTLEFIELD I LLC PROPERTY; THENCE WITH SAID BECO-BATTLEFIELD I LLC PROPERTY: S11°49'57"E 351.67' TO AN IRON PIPE FOUND, SAID PIPE LIES ON THE AFOREMENTIONED NORTHERN RIGHT-OF-WAY OF INTERSTATE 66; THENCE WITH SAID NORTHERN RIGHT-OF-WAY: 220.00' ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 4066.13', A DELTA OF 03°06'00" AND A CHORD OF S82°27'54"W 219.97' TO A VDOT MONUMENT FOUND, THENCE: S84°26'33"W 39.13' TO A VDOT MONUMENT FOUND, THENCE: N87°45'28"W 56.78' TO THE POINT OF BEGINNING CONTAINING 2.44731 ACRES.

PARCEL 3

A NON-EXCLUSIVE EASEMENT FOR STORM DRAINAGE PURPOSES, AS SET FORTH IN THAT CERTAIN DEED OF EASEMENT RECORDED IN DEED BOOK 2891 AT PAGE 566.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE FIRST AMERICAN TITLE COMPANY COMMITMENT NO. NCS-813980-11-SC WITH AN EFFECTIVE DATE OF SEPTEMBER 19, 2016 AT 8:00 A.M.

ALTA/NSPS Land Title Survey

Manassas

Project #16-1000-Site #020
7400 Infantry Ridge Rd.
Manassas, VA 20109

County of Prince William
Surveyor Certification

To MCI Network Services, Inc., a Delaware corporation; First American Title Insurance Company; and CREsurveys, LTD.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 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, 6a, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 11, 13, 14, 16, 17, 18, 19, 20 of Table A thereof. The field work was completed on October 10, 2016.

Surveyor's Signature
Jack W. Shoemaker
Professional Land Surveyor 0403 002186
in the Commonwealth of Virginia
Date of Survey: October 17, 2016
Date of Last Revision: January 11, 2017
Project #16-1000-Site #020

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem, PA 18020
Phone (610) 365-2907
Fax (610) 365-2958
Email: jshoemaker@firstorderllc.net
Project No. 4836-20

Sheet 1 of 2

PLEASE DIRECT ALL INQUIRIES FOR THIS SURVEY TO:

CRESURVEYS
EMAIL: INFO@CRESURVEYS.COM
PHONE: (330) 777-0502
24 N. High Street, Suite 103, Akron, OH 44308

SCALE : 1" = 60'
0' 30' 60' 120'

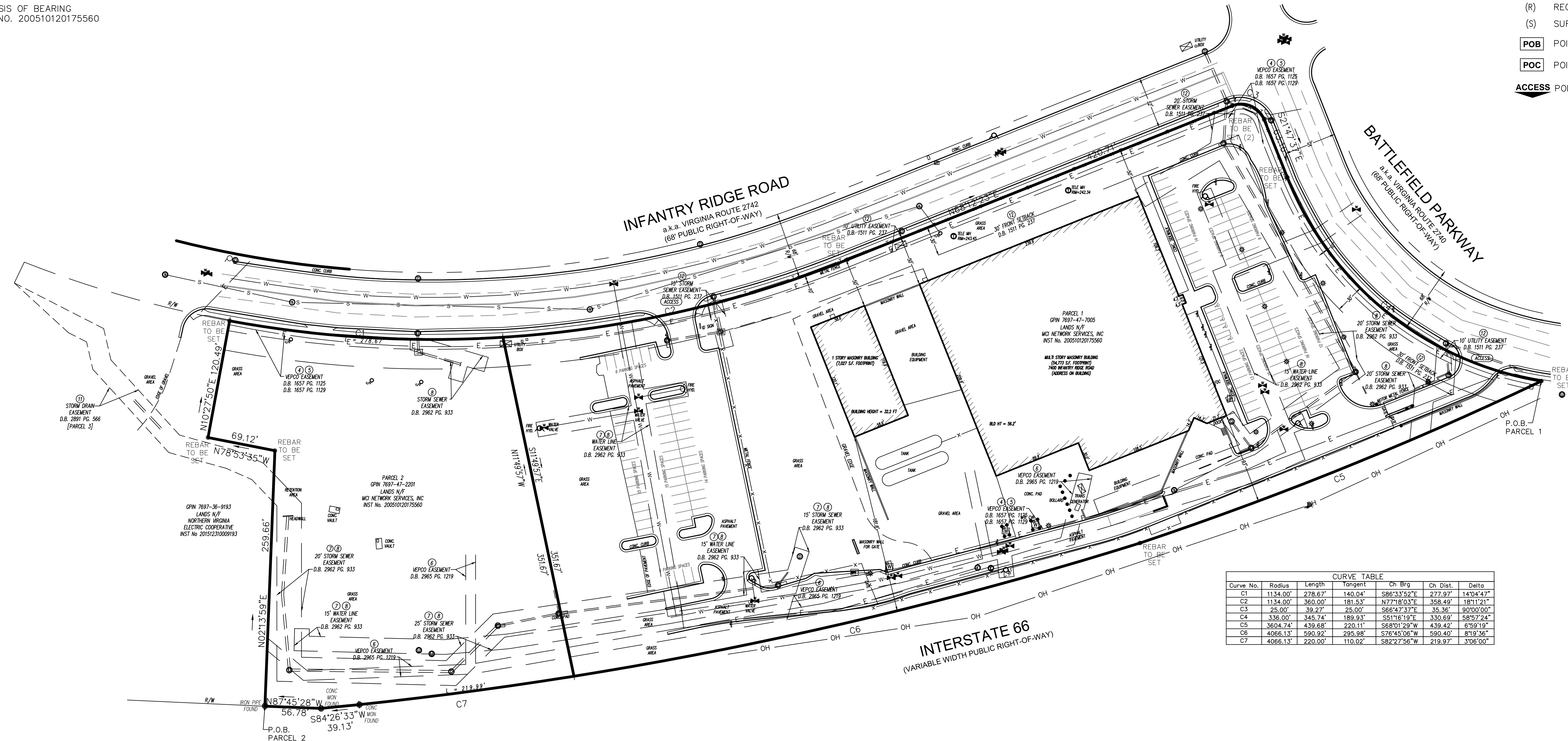
(330) 777-0502
Cresurveys



BASIS OF BEARING
INSTRU. NO. 200510120175560

Legend of Symbols & Abbreviations

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- ↓ SIGN
- (M) MEASURED
- (R) RECORDED
- ⚑ FLAGPOLE
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- ⊞ CATCH BASIN (ROUND)
- ⊞ SANITARY MANHOLE
- ⊞ SANITARY CLEANOUT



CURVE TABLE						
Curve No.	Radius	Length	Tangent	Ch Brg	Ch Dist.	Delta
C1	1134.00'	278.67'	140.04'	S86°33'52"E	277.97'	14°04'42"
C2	1134.00'	360.00'	181.53'	N77°18'03"E	358.49'	18°11'21"
C3	25.00'	39.27'	23.00'	S68°47'37"E	35.36'	9°00'00"
C4	336.00'	345.74'	189.93'	S51°16'19"E	330.69'	58°57'24"
C5	3604.74'	439.68'	220.11'	S68°01'28"W	439.42'	6°59'19"
C6	4066.13'	590.92'	295.98'	S76°45'06"W	590.40'	8°19'36"
C7	4066.13'	220.00'	110.02'	S82°27'56"W	219.97'	3°06'00"



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