NOTES:

1. PROPERTY IS THE 20.5521 ACRE PARCEL AS SHOWN ON THE PLAT ENTITLED BOUNDARY LINE ADJUSTMENT OF THE LANDS OF LEESBURG COMMERCIAL L.C. AND LEESBURG AIRPORT ASSOCIATES, L.C. AS RECORDED IN INSTRUMENT NUMBER 20151123-0077734 AND BEING THE LANDS OF LEESBURG COMMERCIAL L.C. INSTRUMENT NUMBER 20160325-0016845 AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA AND HAVING A PIN OF 235-20-1426-001 PER THE DEPARTMENT OF ASSESSMENTS.

2. AREA = 895,250 SQUARE FEET OR 20.5521 ACRES

3. LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE, SOURCE INFORMATION FROM PLANS REFERENCED HEREON AND MARKINGS HAS BEEN COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THOSE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY AND RELIABLY DEPICTED. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

4. THIS SURVEY WAS PERFORMED IN THE FIELD ON THE GROUND UTILIZING THE REFERENCE MATERIAL AS LISTED HEREON AND DEPICTS BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS THEREON, ON MARCH 15, 2016, BY BOHLER ENGINEERING.

5. THIS SURVEY IS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01262-3976, WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AND REVISED MARCH 31, 2016. OUR OFFICE HAS REVIEWED THE FOLLOWING SURVEY RELATED EXCEPTIONS IN SCHEDULE B, SECTION II:

(10.) INTENTIONALLY DELETED JANUARY 14, 2016.

(11.) EASEMENT GRANTED TO TRI-COUNTY ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED SEPTEMBER 21, 1949 IN DEED BOOK 128, PAGE 340; ***MAY AFFECT THE WALMART PARCEL, VAGUE AND INSUFFICIENT INFORMATION IN RECORD DOCUMENT. NO EVIDENCE OF AN ELECTRIC OR TRANSMISSION LINE WITHIN THE WALMART PARCEL AT TIME OF SURVEY.***

(12.) EASEMENT GRANTED TO TRI-COUNTY ELECTRIC COOPERATIVE AS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 12-K, PAGE 33; ***MAY AFFECT THE WALMART PARCEL, VAGUE & INSUFFICIENT INFORMATION IN REFERENCED DOCUMENT. NO POLE LINES WERE VISIBLE AT TIME OF SURVEY.***

(13.) INTENTIONALLY DELETED JANUARY 14, 2016.

(14.) INTENTIONALLY DELETED JANUARY 14, 2016.

(15.) INTENTIONALLY DELETED JANUARY 14, 2016.

(16.) TERMS AND CONDITIONS AS SET FORTH IN THE FLOOD PLAIN AGREEMENT WITH THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, DATED SEPTEMBER 15, 1993 AND RECORDED IN DEED BOOK 1255, PAGE 462; ***AFFECTS THE SUBJECT PROPERTY, NOT PLOTTABLE, GENERAL IN NATURE. AS INDICATED HEREON, THE SURVEYED PROPERTY LIES IN ZONE X.***

(17.) TERMS AND CONDITIONS AS SET FORTH IN THE FLOOD PIA IN AGREEMENT GRANTED TO THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, DATED JULY 20, 1992 AND RECORDED IN DEED BOOK 1255, PAGE 1832; ***AFFECTS THE WALMART PARCEL, NOT PLOTTABLE, GENERAL IN NATURE. AS INDICATED HEREON. THE SURVEYED PROPERTY LIES IN ZONE X.***

(18.) INTENTIONALLY DELETED JANUARY 14, 2016.

(19.) STORM WATER AGREEMENT BY AND BETWEEN LEESBURG COMMERCIAL, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND LEESBURG AIRPORT ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, A BODY CORPORATE AND POLITIC, AND THE TOWN OF LEESBURG, VIRGINIA, DATED JUNE 9, 2015, RECORDED AUGUST 12, 2005 AS INSTRUMENT NO. 20150812-0054435; **AFFECTS THE WALMART PARCEL, NOT PLOTTABLE, GENERAL IN NATURE. DOCUMENT GRANTS ACCESS TO THE TOWN OF LEESBURG TO INSPECT THE STORM FACILITIES.**

(20.) BOUNDARY LINE ADJUSTMENT PLAT ENTITLED "BOUNDARY LINE ADJUSTMENT OF THE LANDS OF LEESBURG COMMERCIAL L.C. AND LEESBURG AIRPORT ASSOCIATES, L.C. TOWN OF LEESBURG AND CATOCTIN
ELECTION DISTRICT- LOUDOUN COUNTY, VIRGINIA," DATED JANUARY 6, 2015 RECORDED AS INSTRUMENT NUMBER 20151123-0077734 SHOWS: A) 75 FOOT SETBACK LINE FROM COMPASS CREEK PARKWAY; B) LIMESTONE OVERLAY DISTRICT CROSSES THE NORTHWESTERN FRONT CORNER OF THE PROPERTY; C) LDN 60 LINE AND LDN 60 1 MILE BUFFER LINE CROSSES THE EASTERN REAR OF THE PROPERTY; D) LDN 65 LINE CROSSES THE EASTERN REAR OF THE PROPERTY; D) FOUR TEMPORARY STORM DRAINAGE EASEMENTS INSTRUMENT 20151021-0070499 CROSS THE PROPERTY; E) 24' STORM DRAIN EASEMENT INSTRUMENT. 20151021-0070499 CROSSES THE WESTERN FRONT OF THE PROPERTY; F) 15' STORM DRAIN EASEMENT INSTRUMENT. 20151021-0070499 CROSSES THE NORTHWESTERN PORTION OF THE PROPERTY; G) 15' SANITARY SEWER EASEMENT INSTRUMENT
20150729-0051037 CROSSES THE SOUTHWESTERN CORNER AND NORTHWESTERN CORNER OF THE PROPERTY; H) TWO 10 FOOT WATERLINE EASEMENTS INSTRUMENT 20150729-0051037 CROSS THE WESTERN FRONT OF THE PROPERTY;

(A) AFFECTS WALMART PARCEL, SHOWN.
(B) AFFECTS WALMART PARCEL, SHOWN.
(C) AFFECTS WALMART PARCEL, SHOWN.
(D) AFFECTS WALMART PARCEL, SHOWN.
(E) SEE EXCEPTION #26.
(F) SEE EXCEPTION #26
(G) SEE EXCEPTION #21
(H) SEE EXCEPTION #21.

(21.) EASEMENTS AS CONTAINED IN THE DEED OF DEDICATION, EASEMENT AND VACATION BY AND BETWEEN LEESBURG COMMERCIAL, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, LEESBURG AIRPORT ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY (FORMERLY FEATHERSTONE WAREHOUSE, L.C.), TRSTE, INC., WELLS FARGO BANK, TRUSTEE, AND WELLS FARGO BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO WACHOVIA BANK, NATIONAL ASSOCIATION, AND THE TOWN OF LEESBURG, VIRGINIA, DATED JULY 28, 2015, RECORDED JULY 29, 2015 AS INSTRUMENT NO. 201507290051037; **AFFECT WALMART PARCEL, PLOTTABLE ITEMS ARE SHOWN.**

(22.) EASEMENT GRANTED TO NORTHERN VIRGINIA ELECTRIC COOPERATIVE DATED NOVEMBER 13, 2015 RECORDED AS INSTRUMENT NUMBER 20151123-0077723; **DOES NOT AFFECT WALMART PARCEL, EASEMENT IS LOCATED TO THE SOUTH.**

(23.) EASEMENT GRANTED TO NORTHERN VIRGINIA ELECTRIC COOPERATIVE DATED NOVEMBER 13, 2015 RECORDED AS INSTRUMENT NUMBER 20151123-0077724; **AFFECTS WALMART PARCEL, APPROXIMATE LOCATION SHOWN.**

(24.) EASEMENT GRANTED TO VERIZON DATED NOVEMBER 20, 2015 RECORDED AS INSTRUMENT NUMBER 20151123-0077725; **AFFECTS WALMART PARCEL, SHOWN.**

(25.) EASEMENT GRANTED TO WASHINGTON GAS LIGHT DATED NOVEMBER 18, 2015 RECORDED AS INSTRUMENT NUMBER 20151123-0077726; **AFFECTS WALMART PARCEL, SHOWN.**

(26.) DEED OF DEDICATION AND EASEMENT GRANTED TO LOUDOUN COUNTY BOARD OF SUPERVISORS DATED SEPTEMBER 16, 2015 RECORDED AS INSTRUMENT NUMBER 20151021-0070499; **AFFECTS WALMART PARCEL, PLOTTABLE ITEMS ARE SHOWN.**

(27.) EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND BY AND BETWEEN LEESBURG COMMERCIAL, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, DATE ______________, 2016, RECORDED, 2016 IN THE CLERK'S OFFICE, CIRCUIT COURT, LOUDOUN COUNTY, VIRGINIA AS INSTRUMENT NUMBER _________; **DOCUMENT NOT PROVIDED.**

(28.) TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COMPASS CREEK, RECORDED FEBRUARY 26, 2016 AS INSTRUMENT NO. 20160226-[illegible]0528, AS SUPPLEMENTED BY SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COMPASS CREEK, DATED __________, 2016, RECORD __________, 201[illegible] INSTRUMENT NUMBER __________; **INSTRUMENT NO. 20160226-0010528 AFFECT THE WALMART PARCEL, NOT PLOTTABLE, GENERAL IN NATURE. THE SUPPLEMENT TO DECLARATION OF COVENANTS DOCUMENT HAS NOT BEEN PROVIDED.**

(29.) EASEMENT GRANTED TO THE TOWN OF LEESBURG, VIRGINIA, A MUNICIPAL CORPORATION. BY DEED FROM LEESBURG AIRPORT ASSOCIATES, L.C. A VIRGINIA LIMITED LIABILITY COMPAN[illegible]RSTE, INC., A VIRGINIA CORPORATION. TRUSTEE. AND WELLS FARGO BANK. NATIONAL ASSOCIATION, BENEFICIARY, DATED MARCH 3, 2016, RECORDED MARCH 7. 2016 AS INSTRUMENT NO. 20160307-[illegible]2742; **AFFECTS WALMART PARCEL, SHOWN.**

(30.) EASEMENT GRANTED TO THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, A BODY CORPORATE AND POLITIC, BY DEED FROM LEESBURG [illegible] ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, TRSTE, INC., A VIRGINIA CORPORATION, TRUSTEE, AND WELLS FARGO BANK, NATIONAL ASSOCIATION, BENEFICIARY, DATED F[illegible]UARY 1[illegible]16, RECORDED MARCH 7, 2016 AS INSTRUMENT NO. 20160307-0012744; **AFFECT WALMART PARCEL, SHOWN.**

6. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY; HOWEVER, NO PHYSICAL IND[illegible] FOUND AT THE TIME OF THE FIELD INSPECTION OF THIS SITE.

7. ELEVATIONS ARE BASED ON NAVD88 PER SURVEY CONTROL PROVIDED BY DEWBERRY ON MARCH 3, 2016.

8. THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) PER MAP EN[illegible]M, FLOOD INSU[illegible] RATE MA[illegible] COUNTY, VIRGINIA AND INCORPORATED AREAS, PANEL 230 OF 425", COMMUNITY-PANEL NUMBER 51107C0230D WITH A MAP EFFECTIVE DATE OF JU[illegible]01.

9. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WOR[illegible]NG CONSTRUCTION [illegible] BUILDI[illegible]TIONS WITH[illegible]NT MONTHS.

10. THERE ARE NOT ANY CHANGES IN STREET RIGHT OF WAY LINES EITHE[illegible]MPLETED OR P[illegible]SED, AND[illegible]E FROM THE [illegible]OLLING JURISDICTION AND THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

11. THERE ARE NO GAPS OR GORES BE[illegible] THE RIGHT[illegible]LINES OF CO[illegible] CREEK PARKW[illegible] AND THE SU[illegible]RCEL.

TITLE DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND, LYING AND BEING IN LOUDOUN COUNTY, VIRGINIA, CONTAINING 20.5521 ACRES, SHOWN ON A PLAT OF SURVEY MADE BY DEWBERRY DATED JANUARY 6, 2015 ENTITLED "BOUNDARY LINE ADJUSTMENT OF THE LANDS OF LEESBURG COMMERCIAL L.C. AND LEESBURG AIRPORT ASSOCIATES, L.C. TOWN OF LEESBURG AND CATOCTIN ELECTION DISTRICT- LOUDOUN COUNTY, ALL THAT CERTAIN LOT. PIECE OR PARCEL OF LAND, WITH ALL IMPROVEMENTS THEREON AND APPURTENANCES THEREUNTO BELONGING, LYING AND BEING IN CATOCTIN ELECTION DISTRICT, LOUDOUN COUNTY, VIRGINIA, AND DESIGNATED AS "LEESBURG AIRPORT ASSOCIATES L.C.- PIN 235-20-1426-20.5521 ACRES" ON THAT CERTAIN PLAT PREPARED BY DEWBERRY CONSULTANTS LLC, ENTITLED "BOUNDARY LINE ADJUSTMENT OF THE LANDS OF LEESBURG COMMERCIAL L.C. AND LEESBURG AIRPORT ASSOCIATES L.C. TOWN OF LEESBURG AND CATOCTIN ELECTION DISTRICTLOUDOUN COUNTY, VIRGINIA", DATED JANUARY 6, 2015, LAST REVISED SEPTEMBER 24. 2015, A COPY OF WHICH PLAT IS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NO. 20151123-0077734, AND TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION

TOGETHER WITH THOSE NON-EXCLUSIVE EASEMENTS FOR ACCESS, UTILITIES AND WATER FLOW, AS SET FORTH IN SECTIONS 5.1, 5.3 AND 5.4 OF EASEMENTS WITH COVENANTS AND RESTRICTIONS AFFECTING LAND. BY AND BETWEEN WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, LEESBURG COMMERCIAL L.C., A VIRGINIA LIMITED LIABILITY COMPANY, AND LEESBURG AIRPORT ASSOCIATES L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DATED __________, 2016, AND RECORDED _______, 2016, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NO.

AND FURTHER TOGETHER WITH ALL RIGHTS, BENEFITS AND EASEMENTS PURSUANT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COMPASS CREEK DATED FEBRUARY 17, 2016, AND RECORDED FEBRUARY 26, 2016, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NO. 20160226-0010528, AS AMENDED BY THAT CERTAIN SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR COMPASS CREEK DATED ________, 2016, AND RECORDED, 2016, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NO. ________.

BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO MVP MASTER LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, LAUREN E. PETERSON, WILLIAM E. PETERSON, JON M. PETERSON, STEVEN B. PETERSON, NANCY Z. MCGRATH, TRUSTEE OF THE LPF INCENTIVE TRUST, NANCY Z. MCGRATH, TRUSTEE OF THE WEP INCENTIVE TRUST. NANCY Z. MCGRATH, TRUSTEE OF THE SBP INCENTIVE TRUST AND NANCY Z. MCGRATH, TRUSTEE OF THE JMP PERPETUAL TRUST BY DEED OF DISTRIBUTION FROM LEESBURG AIRPORT ASSOCIATES, L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DATED MARCH 22,2016, RECORDED MARCH 25,2016, IN THE CLERK'S OFFICE, CIRCUIT COURT, LOUDOUN COUNTY, VIRGINIA AS INSTRUMENT 20160325-0016844.

FURTHER BEING A PORTION OF THE SAME REAL ESTATE CONVEYED TO LEESBURG COMMERCIAL L.C., A VIRGINIA LIMITED LIABILITY COMPANY, BY DEED OF CONTRIBUTION FROM MVP MASTER LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP, LAUREN E. PETERSON, WILLIAM E. PETERSON, JON M. PETERSON, STEVEN B. PETERSON, NANCY Z. MCGRATH, TRUSTEE OF THE LPF INCENTIVE TRUST, NANCY Z. MCGRATH, TRUSTEE OF THE WEP INCENTIVE TRUST, NANCY Z. MCGRATH, TRUSTEE OF THE SBP INCENTIVE TRUST AND NANCY Z. MCGRATH, TRUSTEE OF THE JMP PERPETUAL TRUST, DATED MARCH 22,2016, RECORDED MAY 25,2016 IN THE CLERK'S OFFICE, CIRCUIT COURT, LOUDOUN COUNTY, VIRGINIA AS INSTRUMENT NO. 20160325-0016845.

BEING THE SAME PROPERTY CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST, BY DEED FROM LEESBURG COMMERCIAL L.C., A VIRGINIA LIMITED LIABILITY COMPANY, DATED ________, 2016, AND RECORDED _______, 2016, IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NO. ____

VIRGINIA," WHICH PLAT WAS RECORDED AS INSTRUMENT NUMBER 20151123-0077734 AND ATTACHE[illegible]CORDED WITH DEED OF BOUNDARY LINE ADJUSTMENT DATED NOVEMBER 17, 2015, RECORDED NOVEMBER 23, 2015 [illegible]RK'S OFFICE. CIRCUIT COURT, COUNTY OF LOUDOUN, VIRGINIA AS INSTRUMENT NUMBER 20151[illegible]0077733.

TOGETHER WITH AND SUBJECT TO THE TERMS AND PROVISIONS OF THE EASEME[illegible]NANTS AND RESTR[illegible] AFFECTING LAND BY AND BETWEEN LEESBURG COMMERCIAL L.C., A VIRGINI[illegible]MITED LI[illegible]MPANY, AND WA[illegible]MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST DATED[illegible] RECORDED, 20[illegible]ERK'S OFFIC[illegible] CIRCUIT COURT, LOUDOUN COUNTY, VIRGINIA, AS INSTRUMENT NUMBER ________.

BEING A PORTION OF THE SAME REAL ESTATE TO FEATH[illegible]STONE WAREHOU[illegible]L.C., A VIRGINIA LIMITED LI[illegible] COMPANY, BY SPECIAL WARRANTY DEED FROM F[illegible] DEPOSIT INSURANC[illegible]ORPORATION ("FDIC") AS RECE[illegible] NATIONAL BANK OF WASHINGTON. DATED O[illegible]998 AND RECORDED [illegible]CTOBER 15, 1999, AMONG THE LA[illegible] RECORDS OF LOUDOUN COUNTY, VIRGINIA. IN DEE[illegible]7, PAGE 272. NO[illegible] FEATHERSTONE WAREHOUSE, L.C., A VIRGINIA LIMITED LIABILITY COMPA[illegible], CHANGED ITS N[illegible]ESBURG AIRP[illegible] ASSOCIATES, L.C. A VIRGINIA LIMITED LIABILITY COMPANY, PURSUA[illegible]AME CHANGE FILED [illegible]RGINIA ST[illegible] CORPORATION COMMISSION EFFECTIVE JUNE 9, 1999. ALSO BEIN[illegible] THE SAME REAL E[illegible]ED TO [illegible]ESBURG AIRPORT ASSOCIATES, L.C., A VIRGINIA LIMITED [illegible]BILITY COMP[illegible]ERLY KNOWN [illegible]FEATH[illegible]EHOUSE, L.C.) BY DEED OF BOUNDARY LINE ADJUST[illegible]OM LEESBURG CO[illegible] L.C. A VIR[illegible]IA LIMIT[illegible] COMPANY, DATED NOVEMBER 17, 2015, RECORDED [illegible]EMBER 23, 2015 IN [illegible] OFFICE [illegible]RCUIT COU[illegible]UN COUNTY, VIRGINIA AS INSTRUMENT NUM[illegible] 20151123-0077733.

SURVEYED DESCRIPTION

LANDS OF
LEESBURG COMMERCIAL L.C.
INSTRUMENT NO. 20160325-0016845
PIN NO. 235-20-1426-001
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LIMITS OF COMPASS CREEK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY, INSTRUMENT NO. 20151021-0070499), WITH THE DIVISION LINE BETWEEN THE LANDS OF LEESBURG COMMERCIAL L.C. (INSTRUMENT NO. 20040630-0067590) ON THE NORTH, AND THE LANDS OF LEESBURG COMMERCIAL L.C. (INSTRUMENT NO. 20160325-0016845) ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING FIVE COURSES AND DISTANCES;

1. NORTH 88° 09' 42" EAST, 69.72 FEET, THENCE;

2. CONTINUING, NORTH 70° 42' 14" EAST, 242.19 FEET TO THE BEGINNING OF A CURVE, THENCE;

3. CONTINUING, 35.13 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 66.00 FEET, A CENTRAL ANGLE OF 30° 57' 50", AND A CHORD BEARING AND DISTANCE OF NORTH 86° 11' 09" EAST, 34.70 FEET, THENCE;

4. CONTINUING, SOUTH 78° 19' 56" EAST, 40.09 FEET, THENCE;

5. CONTINUING, NORTH 70° 42' 14" EAST, 437.36 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE LANDS OF THE TOWN OF LEESBURG, VIRGINIA, A MUNICIPAL CORPORATION (DEED BOOK 984 PAGE 1671) ON THE EAST, AND THE SAID LANDS OF LEESBURG AIRPORT ASSOCIATES L.C. ON THE WEST, THENCE WITH SAID DIVISION LINE;

6. SOUTH 19° 17' 58" EAST, 1004.11 FEET TO THE INTERSECTION OF SAID DIVISION LINE, WITH THE DIVISION LINE BETWEEN THE SAID LANDS OF LEESBURG AIRPORT ASSOCIATES L.C. ON THE NORTH, AND THE LANDS OF LEESBURG COMMERCIAL L.C. (INSTRUMENT NO. 20040630-0067590) ON THE SOUTH, THENCE WITH SAID DIVISION LINE, THE FOLLOWING THREE COURSES AND DISTANCES;

7. SOUTH 70° 42' 14" WEST, 381.22 FEET, THENCE;

8. CONTINUING, NORTH 89° 36' 22" WEST, 106.34 FEET, THENCE;

9. CONTINUING, SOUTH 70° 28' 17" WEST, 400.16 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LIMITS OF COMPASS CREEK PARKWAY, THENCE WITH SAID EASTERLY RIGHT-OF-WAY LIMITS, THE FOLLOWING EIGHT COURSES AND DISTANCES;

10. NORTH 25° 37' 24" EAST, 6.06 FEET, THENCE;

11. CONTINUING, NORTH 19° 22' 36" WEST, 63.00 FEET, THENCE;

12. CONTINUING, SOUTH 70° 37' 24" WEST, 12.00 FEET, THENCE;

13. CONTINUING, NORTH 64° 22' 36" WEST, 33.23 FEET, THENCE;

14. CONTINUING, NORTH 19° 22' 36" WEST, 427.03 FEET TO THE BEGINNING OF A CURVE, THENCE;

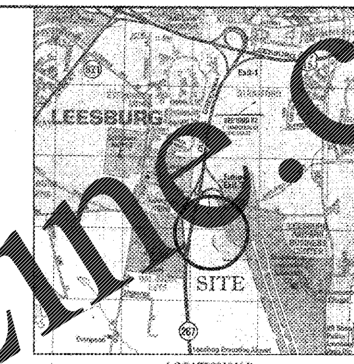
15. CONTINUING, 128.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1489.00 FEET, A CENTRAL ANGLE OF 04° 56' 57", AND A CHORD BEARING AND DISTANCE OF NORTH 16° 54' 07" WEST, 128.58 FEET, THENCE;

16. CONTINUING, NORTH 05° 28' 30" WEST, 97.18 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, THENCE;

17. CONTINUING, 289.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1477.00 FEET, A CENTRAL ANGLE OF 11° 13' 36", AND A CHORD BEARING AND DISTANCE OF NORTH 05° 05' 15" WEST, 288.94 FEET TO THE PLACE OF BEGINNING.

CONTAINING 895,250 SQUARE FEET OR 20.552 ACRES

BEING PART OF THE SAME PROPERTY DESCRIBED IN A TITLE COMMITMENT REPORT PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO. 01262-3976 WITH AN EFFECTIVE DATE OF MARCH 22, 2016 AND LAST ISSUED MARCH 31, 2016 AND IS SUBJECT TO COVENANTS, RESTRICTIONS AND/OR EASEMENTS CONTAINED THEREIN.



LOCATION MAP
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PERMIT USE NO. 20902153-3
SCALE: 1"=2000'

TO: WAL-MART REAL ESTATE BUSINESS TRUST, A DELAWARE STATUTORY TRUST ITS SUCCESSORS, AFFILIATES AND ASSIGNS AND STEWART TITLE GUARANTY COMPANY

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, 5, 7(A), 7(b)(1), 7(C), 8, 9, 11, 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 15, 2016.

COMMONWEALTH OF VIRGINIA
ROBERT C. HARR, JR.
LIC. NO. 3111
NOT VALID UNTIL SEALED

4-6-16
DATE

ROBERT C. HARR, JR.
VIRGINIA LICENSED LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY

Walmart

COMPASS CREEK PARKWAY
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

STORE #1904-05

FILE NO.	BOHLER ENGINEERING	22636 DAVIS DRIVE, SUITE 250, STERLING, VIRGINIA 20164
SS148000		www.bohlerengineering.com
DATE 03/16/16		

FIELD DATE	CREW CHIEF	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
03/15/16	JD	BAS II	JB	RT	1"= 60'	

C-4
5OF 102

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