

Title Information

STEWART TITLE GUARANTY COMPANY
TITLE COMMITMENT MTAVA-166844
COMMITMENT DATE: AUGUST 12, 2021

Schedule A Description

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bristol, Commonwealth of Virginia.

BEGINNING at a point, said point being the intersection of the northerly right of way of Thomas Road and the easterly right of way of Utah Street, thence

with the right of way of Utah Street N. 27 deg. 30' 23" W. 556.84 feet to a point; thence continuing with the right of way of Utah Street N. 28 deg. 12' 20" W. 35.21 feet to a point; thence

leaving the right of way of Utah Street N. 61 deg. 07' 54" E. 169.48 feet to a point on the westerly right of way of Ohio Street, thence

with the right of way of Ohio Street; thence with the right of way of Ohio Street on a curve to the left having a radius of 55 feet and a length of 306.71 feet to a point on the easterly right of way of Ohio Street, thence

leaving the right of way of Ohio Street N. 61 deg. 07' 54" E. 169.48 feet to a point; thence N. 61 deg. 06' 57" E. 67.63 feet to a point; thence

S. 38 deg. 45' 44" E. 40.38 feet to a point; thence N. 63 deg. 04' 45" E. 43.51 feet to a point; thence

S. 36 deg. 53' 05" E. 156.55 feet to a point; thence N. 61 deg. 43' 05" E. 70.92 feet to a point; thence

S. 38 deg. 48' 35" E. 10.09 feet to a point; thence N. 61 deg. 22' 09" E. 6.77 feet to a point; thence

S. 35 deg. 35' 21" E. 90.65 feet to a point; thence N. 62 deg. 14' 58" E. 165.12 feet to a point on the westerly right of way of New York Street; thence

with the right of way of New York Street S. 30° 17' 17" E. 173.63 feet to a point; thence leaving the right of way of New York Street S. 72 deg. 39' 57" W. 15.00 feet to a point; thence

S. 26 deg. 41' 00" E. 524.31 feet to a point; thence N. 79 deg. 24' 32" W. 40.33 feet to a point; thence

S. 46 deg. 38' 05" W. 901.73 feet to a point; thence N. 28 deg. 52' 18" W. 553.37 feet to a point on the southerly right of way of Thomas Road; thence

with the right of way of Thomas Road on a curve to the left having a radius of 60.00 feet and a length of 325.40 feet to a point on the northerly right of way of Thomas Road; thence

S. 61 deg. 00' 05" W. 94.95 feet to the point of BEGINNING.

Said property also described as: Being all of Lot 5, as shown on a plat entitled "Fifth Replat of Bristol, Virginia Industrial Park Site, Tract 1," dated November 5, 1987 and on record in the Office of the Circuit Court Clerk in Bristol, Virginia in Plat Book 4, page 3.

NOTE: FOR INFORMATION: Being Parcel No. 309 1 5, of the City of Bristol

Being the same property as described in Title Commitment provided by Stewart Title Guaranty Company, Commitment No. MTAVA-166844, Commitment date of August 12, 2021.

Schedule B - Section II

Easement granted to Inter-Mountain Telephone Company recorded on August 27, 1955 in Book 287 Page 336. (UNABLE TO DETERMINE, ADJOINERS APPEAR TO BE FROM 1955.)

Terms and Conditions contained in Deed from John F. Clark and Dorothy J. Clark, his wife, William J. Tilley and Annette Tilley, his wife, and Ralph H. Bruner and Reba June Bruner, his wife to Fairfield Land Corporation recorded on December 20, 1956 in Book 300 Page 414. (AFFECTS, BLANKET IN NATURE)

Deed of Correction recorded on July 26, 1962 in Book 363 Page 738. (AFFECTS, BLANKET IN NATURE)

INTENTIONALLY DELETED

Terms and Conditions contained in Deed from Fairfield Land Corporation to the City of Bristol recorded on March 7, 1985 in Book 245 Page 72. (AFFECTS, BLANKET IN NATURE)

Conditions, restrictions, covenants and agreements in Declaration of Restrictive Covenants made by the City of Bristol, Virginia dated February 14, 1985, recorded March 12, 1985, in Bristol City in Book 245 Page 147 and any amendments thereto.

Correction Declaration of Restrictive Covenants recorded on March 27, 1985 in Book 245 Page 284.

Certificate of Amendment Amending Declaration of Restrictive Covenants recorded on December 3, 1987 in Book 266 Page 70. (AFFECTS, BLANKET IN NATURE)

INTENTIONALLY DELETED

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Easements, Restrictions, Terms and Conditions contained in Deed from Industrial Development Authority of the City of Bristol, Virginia to Dana Corporation recorded on April 10, 1992 in Book 294 Page 17. (AFFECTS, PLOTTED AS SHOWN)

Easement Agreement granted to Tanglewood Properties, L.C. recorded on March 29, 1993 in Book 302 Page 695. (AFFECTS, PLOTTED AS SHOWN)

Utility Line Easement granted to United Gases Gas Company, Inc. recorded on March 29, 1993 in Book 302 Page 699. (AFFECTS, PLOTTED AS SHOWN)

All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 4 Page 3. (AFFECTS, PLOTTED AS SHOWN)

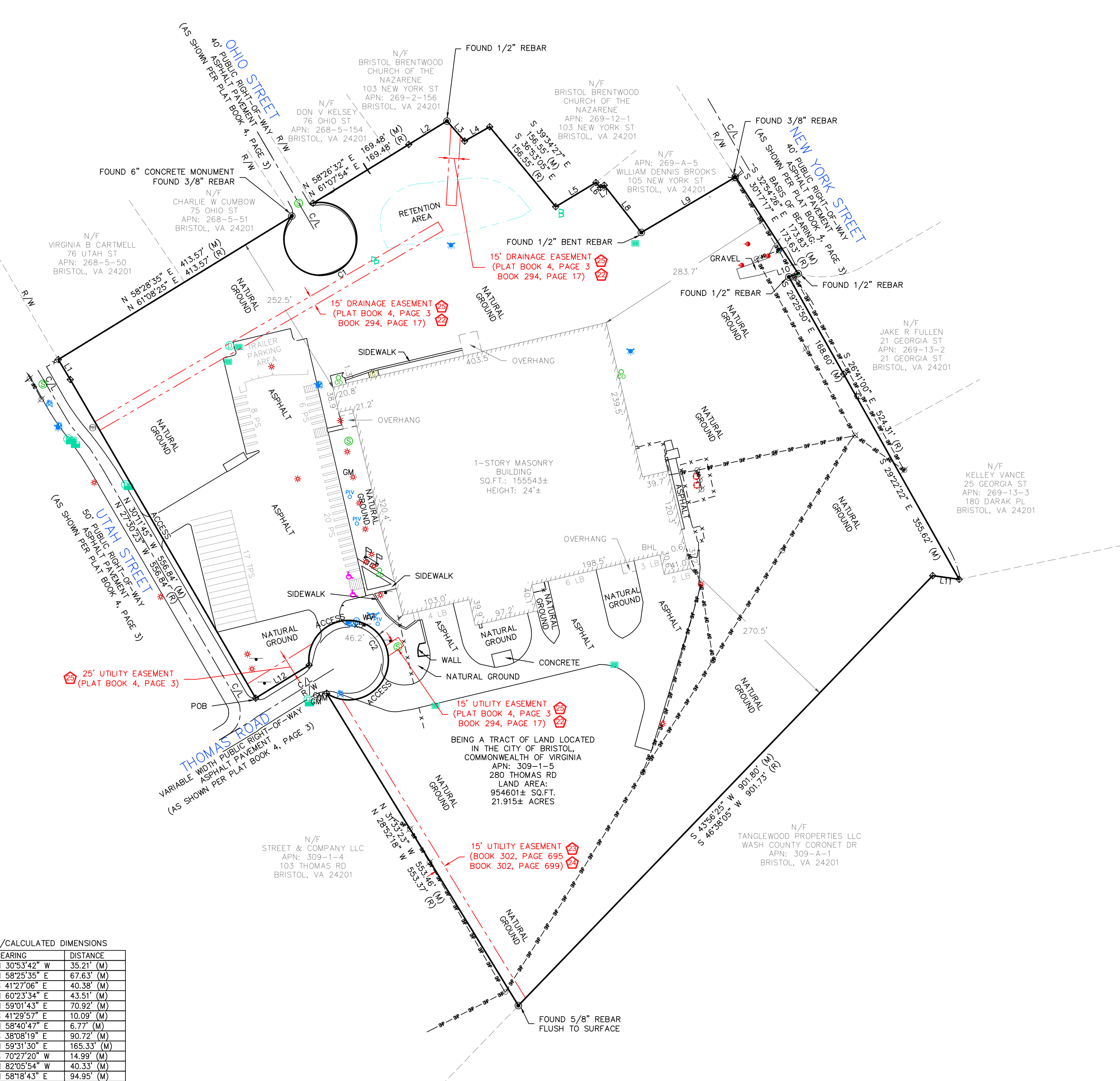
Zoning Information

PROPERTY IS CURRENTLY ZONED: AWAITING ZONING REPORT

Table with 3 columns: ITEM, REQUIRED, OBSERVED. Rows include PERMITTED USE (WAREHOUSE), MIN. LOT AREA (95480± SQ.FT.), MIN. LOT WIDTH (1110.3±), MAX. BLDG COVERAGE (N/A), MIN. SETBACKS FRONT (46.2'), MIN. SETBACKS SIDE (252.5'), MIN. SETBACKS REAR (283.7'), MAX BUILDING HEIGHT (24'), PARKING REGULAR (51), PARKING HANDICAP (0), PARKING TOTAL (51).

Notes: Because there may be a need for interpretation of the applicable zoning codes, we refer you to Bristol for zoning laws and applicable codes.

ALTA/NSPS Land Title Survey



MEASURED/CALCULATED DIMENSIONS table with columns: LINE, BEARING, DISTANCE. Rows L1-L12 provide specific measurements for the survey lines.

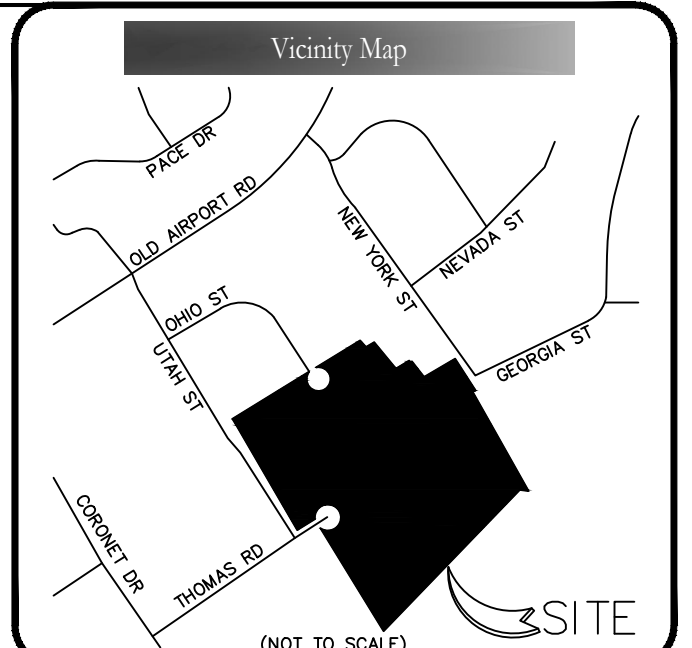
Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1, C2 provide curve data.

RECORD DIMENSIONS table with columns: LINE, BEARING, DISTANCE. Rows L1-L12 provide recorded measurements.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE. Rows C1, C2 provide recorded curve data.

Miscellaneous Notes

- 1. Completed field work was August 24th, 2021.
2. The Basis of Bearing of this survey is Grid North per Virginia State Plane Coordinate System, South Zone, NAD83-2011, as measured along the Easterly line of the subject property which bears S32°54'20\"/>



Legend of Symbols & Abbreviations. Includes symbols for FOUND MONUMENT, COMPUTED POINT, POWERPOLE, POST INDICATOR VALVE, etc., and their corresponding abbreviations.

Significant Observations

None Apparent at the time of the survey.

Flood Note

By graphic plotting only, this property is in Zone X of the Flood Insurance Rate Map, Community Panel No. 510022010D, which bears an effective date of 02/04/2004 and is not in a Special Flood Hazard Area. Zone Definitions According to the FEMA website. Zone \"X\" - Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level. Zone X is the area determined to be outside the 500-year flood and protected by levee from 100-year flood.

Utility Notes

The utilities shown on this drawing hereon have been located by field measurements, utility map drawings, and one-call utility locate requests. Blew & Associates makes no warranty to the exact location of any underground utilities shown or not shown on this drawing. It is the responsibility of the contractor to verify any and all utilities prior to construction. Call Virginia one-call at 800-552-3120 for field locations (request for ground markings) of underground utility lines before digging.

Surveyor's Certification section including the ITRON logo, a north arrow, a scale of 1\"/>

Surveyor's Certification text: TO: 280 THOMAS VA LLC, WELLS FARGO BANK, NATIONAL ASSOCIATION, WINDIELS MARK LANE & MITTENDORF LLP, SHAPIRO LAW GROUP, MADISON TITLE AGENCY, LLC, BHRS GROUP LLC 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 2021 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, 7B1, 7C, 8, 9, 11A, 13, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 08/24/2021.

Surveyor's seal for Jerome D. Brunner, Lic. No. 40300339, dated 12/29/2021.

JEROME D. BRUNNER LAND SURVEYOR NO. 0403003039 COMMONWEALTH OF VIRGINIA

Blew & Associates, PA CIVIL ENGINEERS & LAND SURVEYORS 3825 N. SHILOH DRIVE FAYETTEVILLE, ARKANSAS 72703 OFFICE: 479.443.4506 FAX: 479.582.1883 www.BLEWINC.com

Table with columns: DRAWN BY & DATE, REVIEWED BY, SURVEYED BY, COUNTY & CITY, JOB NUMBER, LOCATION. Values include SAT 08/24/2021, JDB, GS, BRISTOL, VIRGINIA, 21-6063, 280 THOMAS ROAD BRISTOL, VIRGINIA 24201.

BHRS GROUP SURVEY

Table with columns: DATE, REVISION, BY. Rows show revisions on 12-23-2021 and 12-29-2021.