

5Ei SCHEDULE "B" ITEMS

- Terms, provisions, conditions and easements set forth in Deed by and between Edyth Ludge and Craig - Botelourt Electric Cooperative dated December 12, 1938 and recorded August 16, 1939 in Deed Book 130 at Page 422. - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- Terms, provisions, conditions and easements set forth in Trust Deed dated September 7, 1949 and recorded November 29, 1949 by and between Edith H. Fudge, Catherine F. Hall, Elizabeth F. Fourt, Charles A. Fudge, Joseph C. Fudge, Margaret F. Worell, Leon Fern Fudge and Virginia Gas Distribution Corporation in Deed Book 111 at Page 107. - NOT PLOTTED ON SURVEY, REFERENCED PLAT NOT INCLUDED.
- Terms, provisions, conditions and easements set forth in General Mutual Release recorded June 8, 1983 by and between Harriet Hill Cloe and John H. Cloe, Elizabeth Fudge Carver, Charles W. Carver, Louise Harvey Fudge, and John W.P. Worell, and Fern Fudge in Deed Book 253 at Page 632. - NOT PLOTTED ON SURVEY, IT IS NOT SURVEY RELATED.
- Terms, provisions, conditions and easements set forth in Dedication of "Covington Industrial Park" Subdivision, Situate in City of Covington, Virginia, recorded August 17, 1983 in Deed Book 259 at Page 780. - NOT PLOTTED ON SURVEY, REFERENCED PLAT NOT INCLUDED.
- Terms, provisions and easements set forth in Agreement dated April 23, 1984 by and between City of Covington and Virginia Electric and Power Company recorded in Deed Book 258, page 154. - NOT PLOTTED ON SURVEY, IT IS NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY.
- Terms, provisions, conditions and easements set forth in Agreement dated April 4, 1984 by and between City of Covington and Virginia Electric and Power Company recorded in Deed Book 258, page 661. - NOT PLOTTED ON SURVEY, IT IS NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY.
- Terms, provisions, conditions and easement set forth in Agreement dated June 28m 1984 by and between the Commonwealth of Virginia, the City of Covington and The Chesapeake and Ohio Railway Company and recorded in Deed Book 295, page 164. - NOT PLOTTED ON SURVEY, IT IS NOT SURVEY RELATED.
- Terms, provisions, conditions and easements set forth in Right of Way Agreement dated February 23, 1994 by and between City of Covington and Virginia Electric and Power Company recorded in Deed Book 336, page 92. NOT PLOTTED ON SURVEY, IT IS NOT ON AND DOES NOT TOUCH SURVEYED PROPERTY.
- Terms, provisions, conditions and easements set forth in Easements with Covenants and Restrictions Affecting Land dated July 24, 2007 and recorded March 31, 2008 in Instrument No. 80000707. - NOT PLOTTED ON SURVEY, IT IS NOT SURVEY RELATED.
- Declaration of Notice dated September 29, 1998 and recorded October 5, 1998 by and between Wal-Mart Real Estate Business Trust and WD of Covington, L.L.C. in Deed Book 393 at Page 294, as affected by the following: - NOT PLOTTED ON SURVEY, IT IS BLANKET IN NATURE COVERING SURVEYED PROPERTY.
- Terms, provisions, conditions and easements set forth in Right of Way Agreement dated October 6, 1998 and recorded October 5, 1998 by and between WD of Covington, L.L.C. and Virginia Electric and Power Company in Deed Book 393 at Page 477. - APPROXIMATE LOCATION PLOTTED ON SURVEY PER OVERHEAD UTILITIES OBSERVED ON SITE.
- Terms, provisions, conditions and easements set forth in Recordation of A Plat dated October 15, 1998 in Deed Book 394 at Page 59. - NOT PLOTTED ON SURVEY, PLAT NOT INCLUDED.
- Terms, provisions, conditions and easements set forth in Declaration of No-Build Area dated October 23, 1998 and recorded November 2, 1998 by WD of Covington, L.L.C. in Deed Book 394 at Page 628. - NOT PLOTTED ON SURVEY, BLANKET IN NATURE, COVERING THE SURVEYED PROPERTY.
- Terms, provisions, conditions, including a Right of First Refusal as set forth in Right of First Refusal Agreement dated November 18, 1998 and recorded November 18, 1998 by and between WD of Covington, L.L.C. and Edens & Avant Properties Limited Partnership in Deed Book 395 at Page 436. - NOT PLOTTED ON SURVEY, IT IS NOT SURVEY RELATED.
- Terms, provisions, conditions and easements set forth in Deed of Lease dated February 10, 2014 and recorded October 5, 1998 between WMB, LLC and the Virginia Alcoholic Beverage Control Board in Instrument No. 14000978. - NOT PLOTTED ON SURVEY, IT IS NOT SURVEY RELATED.
- Matters shown on the Plat recorded in Plat 3, page 64. - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- Matters shown on Plat recorded in Plat 26, pages 708-709. - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- Matters shown on Plat recorded in Plat 26, pages 710-711. - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- Matters shown on the Plat recorded in Plat 29, page 1. - NOT PLOTTED ON SURVEY, ITS LOCATION CANNOT BE DETERMINED FROM RECORD DOCUMENT.
- Matters shown on Plat recorded in Plat 30-110. See also Dedication of Plat of Industrial Drive recorded in Deed Book 380, page 411. - INDUSTRIAL DRIVE SHOWN HEREON.

5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

A RIPRAP CROSSES EASTERN BOUNDARY LINE.

B GRAVEL CROSSES EASTERN BOUNDARY LINE.

3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X SHADED" AND "AE", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 510040 (MAP NO. 51005C0213D), WHICH BEARS AN EFFECTIVE DATE OF 12/17/2010, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE.

6Diii LEGEND AND ABBREVIATIONS

(NOT ALL ITEMS ARE ON THE SURVEY)

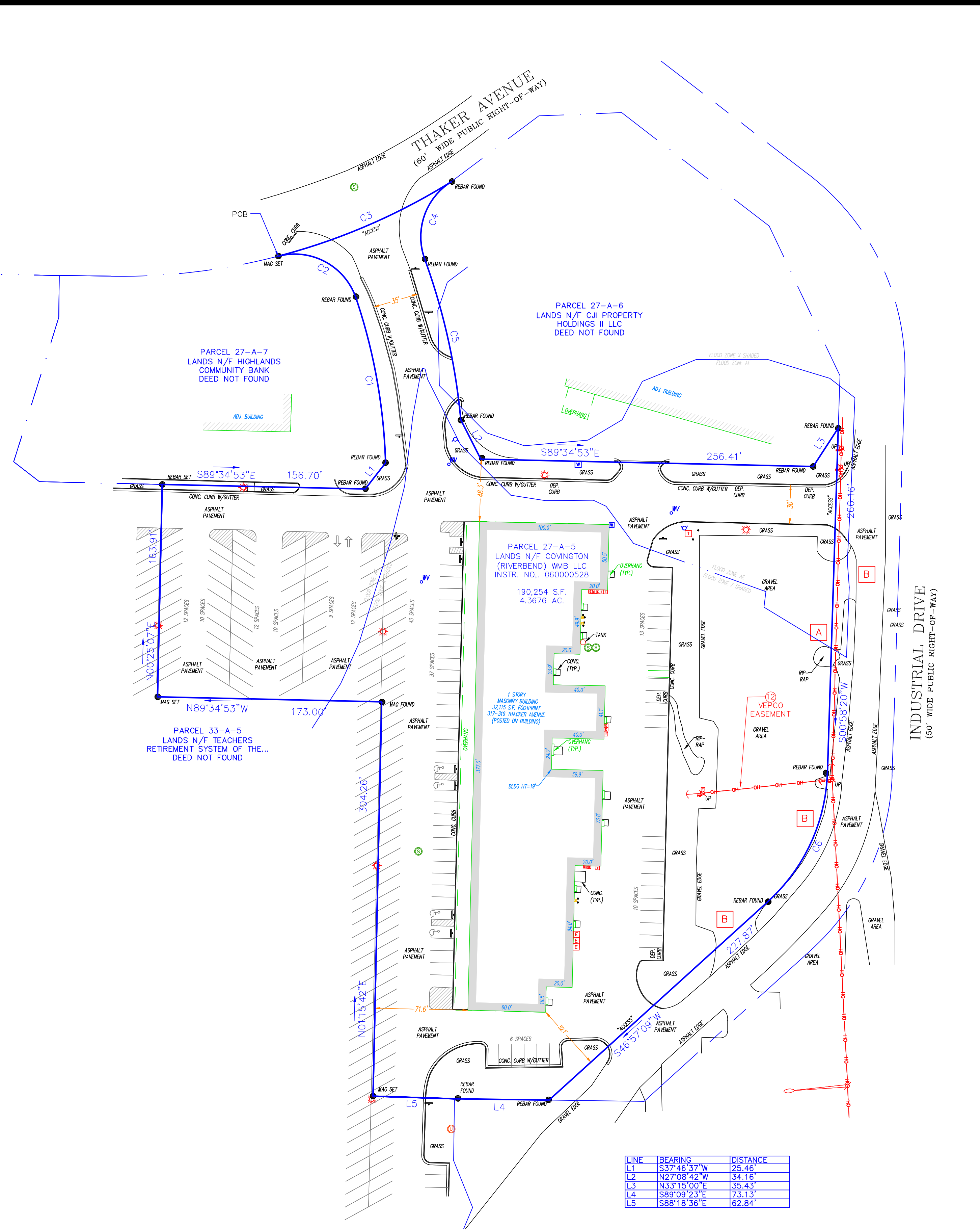
MONUMENT FOUND	POWERPOLE	SEWER MANHOLE
MONUMENT SET	GUY WIRE	CLEAN OUT
RECORD DATA	LIGHT POLE	STORM DRAIN MANHOLE
MEASURED DATA	ELEC. TRANSFORMER	STORM INLET
SURVEYED DATA	AIR CONDITIONER	CURB INLET
R/W RIGHT OF WAY	BURIED ELECTRIC	TELEPHONE BOX
B/S BACK SET LINE	OVERHEAD ELECTRIC	TELEPHONE MANHOLE
RCP REINFORCED CONC PIPE	ELEC. MANHOLE	TELEPHONE LINE
CMP CORRUGATED METAL PIPE	ELECTRIC METER	UNDERGROUND TELEPHONE MARKER
PVC PLASTIC PIPE	WATER LINE	UNDERGROUND CABLE MARKER
MTL METAL	WATER MANHOLE	TRAFFIC POLES
AGL ABOVE GROUND LEVEL	WATER VALVE	TRAFFIC SIGNAL BOX
L/S LANDSCAPING	WATER METER	CABLE TELEVISION
TREE	HYDRANT	CABLE BOX
MTL METAL TANK COVER	GAS VALVE	UNDERGROUND CABLE MARKER
F/P FLAG POLE	GAS METER	TRAFFIC SIGNAL BOX
UNKNOWN MANHOLE	GAS LINE	SIGN
	BOLLARD	FENCE
		TREELINE

6 ZONING INFORMATION

THE SURVEYOR WAS NOT PROVIDED WITH ZONING INFORMATION BY THE CLIENT PURSUANT TO TABLE A ITEM 6(A)(B).

6Cvii RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	130.33'	436.18'	17.0711°	N111°04'25" W	129.84'
C2	74.24'	50.00'	85°04'38"	N62°54'40" W	67.61'
C3	145.87'	482.87'	17°18'29"	N65°54'10" E	145.31'
C4	68.18'	50.00'	18°07'47"	S18°11'22" W	63.02'
C5	127.41'	496.18'	14°42'46"	S13°31'06" E	127.06'
C6	112.35'	140.00'	45°58'48"	S23°57'44" W	109.36'

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2 "TABLE A" PROPERTY ADDRESS	6Bvi BEARING BASIS	7 SURVEYOR'S CERTIFICATE
3 "TABLE A" FLOOD INFORMATION	6Bvii CONTIGUITY STATEMENT	7B "TABLE A" BUILDING AREA
4 "TABLE A" LAND AREA	6Bviii TITLE COMMITMENT INFORMATION	7C "TABLE A" BUILDING HEIGHT
5Biii ACCESS TO PROPERTY	6Cvii RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9 "TABLE A" PARKING SPACES
5Ciii SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diii NORTH ARROW & SCALE	13 "TABLE A" ADJOINING OWNERS
5Ei SCHEDULE "B" ITEMS	6Diii LEGEND & ABBREVIATIONS	14 "TABLE A" INTERSECTING STREET
5F CEMETERY NOTE	6Diii VICINITY MAP	16 "TABLE A" EARTH MOVING NOTE
6 "TABLE A" ZONING INFORMATION	6Diii SURVEYOR'S NOTES	
	6Diii TYPE OF SURVEY	

6Bxi TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM: FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 202501216VA, DATED JULY 06, 2025

SHEET 1 OF 1

6Bi TITLE DESCRIPTION

All that certain tract of land, with improvements thereon, situate in Alleghany County, Commonwealth of Virginia, City of Covington containing 4.368 acres, more or less, as shown on ALTA/ACSM Land Title Survey for Edens & Avant Properties Limited Partnership, prepared by Frelund and Associates, Inc., Drawing No. 39681-ST dated November 4, 1998, said plat being incorporated herein by reference, said property being more particularly described as follows:

PARCEL ONE - FEE SIMPLE INTEREST

Beginning at the Point of Commencement being an iron pin located in the southeastern corner of the intersection of South Durant Road (A State of Virginia Maintained Road) and Thacker Avenue (A City of Covington Street), thence leaving said right-of-way and continuing along said city right-of-way the following courses and distances: S90°00'00"E-363.25 feet to a point; thence S90°00'00"E- 40.23 feet to an iron pin; thence following a curve to the left having a delta of 15-26-38, a radius of 482.87 feet, a tangent of 65.46 feet, an arc length of 130.12 feet, a chord bearing of N82°16'50"E-129.73 feet to an iron pin, being the True Point of Beginning; thence continuing along said right-of-way following a curve to the left having a delta of 17-18-29, a radius of 482.87 feet, a tangent of 73.49 feet, and arc length of 145.87 feet, a chord bearing of N65°54'21"E-145.31 feet to an iron pin; thence leaving said right-of-way and along OutParcel #1 the following courses and distances; following a curve to the left having a delta of 78-07-47, a radius of 50.00 feet, a tangent of 40.58 feet, an arc length of 68.18 feet, a chord bearing of S18°11'20"W - 63.02 feet to an iron pin; thence following a curve to the right having a delta of 14-42-46, a radius of 496.18 feet, a tangent 64.06 feet, an arc length of 127.41 feet, a chord bearing of S13°31'08"E - 127.06 feet to a point; thence S27°59'19"E - 34.16 feet to an iron pin; thence S89°34'55"E - 256.41 feet to an iron pin; thence N32°24'23"E - 35.43 feet to an iron pin located on the western right-of-way of the relocated Industrial Drive; thence along said right-of-way the following courses and distances: S00°58'18"W -266.16 feet to an iron pin; thence following a curve to the right having a delta of 45-58-48, a radius of 140.00 feet, a tangent of 59.40 feet, an arc length of 112.35 feet, a chord bearing of S23°57'43"W - 109.36 feet to an iron pin; thence S46°57'07"W - 227.87 feet to an iron pin; thence leaving said right-of-way and following property of Grand Piano and Furniture Warehouse N80°00'00"W - 73.13 feet to an iron pin; thence following the Wal-Mart Tract the following courses and distances; thence N89°09'13"W - 62.84 feet to a point; thence N00°25'05"E - 304.26 feet to a point; N36°56'00"W - 173.00 feet to a point; thence N00°25'05"E -163.91 feet to a point; thence along OutParcel #2 the following courses and distances: S89°34'55"E -156.70 feet to a point; thence N36°56'00"W - 25.46 feet to a point; thence following a curve to the left having a delta of 17-07-11, a radius of 436.18 feet, a tangent of 65.65 feet, an arc length of 130.33, a chord bearing of N110°42'27"W -129.84 feet to an iron pin; thence following a curve to the left having a delta of 85-04-38, a radius of 50.00 feet, a tangent of 45.88 feet, an arc length of 74.24 feet, and a chord bearing of N 62°54'21"W - 67.61 feet to an iron pin being the TRUE POINT OF BEGINNING. Said Shops Tract contains 4.368 acres.

PARCEL TWO - EASEMENT INTEREST

Together with, the nonexclusive rights and benefits accruing to the above described "Shops Tract" pursuant to the certain Easements, Covenants and Restrictions Affecting Land dated September 29, 1998, recorded October 5, 1998, in Deed Book 393, Page 294.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

6Diii SURVEYOR'S NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- 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.

4 LAND AREA 190,254 SQUARE FEET 4.3676 ACRES

6Bvi BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON INSTRUMENT NUMBER 060000528.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 170 HANDICAP = 4 TOTAL = 174

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO INDUSTRIAL DRIVE AND THACKER AVENUE, BOTH DEDICATED PUBLIC STREETS OR HIGHWAYS.

16 EARTH MOVING NOTE

IN RESPONSE TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii CONTIGUITY STATEMENT

THE SURVEYOR OBSERVED NO GAPS, CORES, OR STRIPS ALONG COMMON BOUNDARY LINES.

7 SURVEYOR'S CERTIFICATE

To: LCP Covington Investors LLC; Carter Bank & Trust, a Virginia banking association, is successors and assigns; Fidelity National Title Insurance 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 2, 3, 4, 6a, 6b, 7a, 7b1, 7c, 8, 9, 13, 14, 16, 17 and 19 of Table A thereof.

The field work was completed on August 5, 2025.

6Dvii ALTA/NSPS LAND TITLE SURVEY

THACKER AVENUE
317-319 THACKER AVENUE
COVINGTON, VIRGINIA

2

AMERICAN SURVEYING & MAPPING, INC.

NDSS NATIONAL DUE DILIGENCE SERVICES

221 Circle Drive, Millersville, PA 17058 | Phone: (407) 426-9797 | Fax: (407) 426-9741 | Email: info@americanmapping.com

Professional Land Surveyor 0403 002186
in the Commonwealth of Virginia
Date of Plat or Map: August 11, 2025
Date of Last Revision: September 15, 2025
Network Project No. 2524498

Survey Prepared For and on Behalf of:
AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE
MILLERSVILLE, PA 17058
PHONE: (407) 436-7979
FAX: (407) 426-9741

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Baltimore, PA 18020
Phone (610) 365-2907
Fax (610) 365-2958
Email: jshoemaker@firstorderllc.net
Project No. R250163

Jack W. Shoemaker
Professional Land Surveyor
Lic. No. 002186

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	WR	DRAWING SCALE	1"=50'
08/28/25	NETWORK COMMENTS	TAS						QC BY	AM
09/15/25	NETWORK COMMENTS	RHC						DRAWING NAME	R250163.DWG