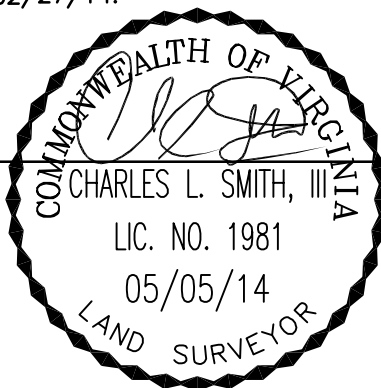


ALTA/ACSM SURVEYOR'S CERTIFICATION

TO McDONALD'S USA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, McDONALD'S CORPORATION, A DELAWARE CORPORATION, McDONALD'S REAL ESTATE COMPANY, A DELAWARE CORPORATION, AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN 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, 5, 7(a), 8, 11(a), 11(b), 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/27/14.

SIGNED: 
 CHARLES L. SMITH, III
 LIC. NO. 1981
 05/05/14
 LAND SURVEYOR

PROPERTY DESCRIPTION (PER COMMITMENT SCHEDULE A, EXHIBIT "A")

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, CONTAINING 1.84 ACRES, MORE OR LESS, AS SHOWN ON THAT CERTAIN PLAT OF SURVEY MADE BY BALZER AND ASSOCIATES, INC., DATED MARCH 3, 1998, ENTITLED "IMPROVEMENTS ON 708 HULL STREET, RICHMOND, VIRGINIA", PLAT RECORDED WITH DEED AS INSTRUMENT NO. 980008201.

BEING THE SAME REAL ESTATE CONVEYED TO JOHN R. SEIBERT AND SHIRLEY T. SEIBERT, BY DEED FROM JONATHAN BRYAN, III AND SOUTHSIDE ASSOCIATES, L.P., A VIRGINIA LIMITED PARTNERSHIP, DATED MARCH 24, 1999, RECORDED APRIL 1, 1999, IN THE CLERK'S OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, AS INSTRUMENT NO. 980008201, AS CORRECTED BY DEED OF CORRECTION DATED APRIL 29, 1998, RECORDED MAY 1, 1998, AS INSTRUMENT NO. 980011154, CORRECTING THE DATE OF THE DEED TO MARCH 24, 1999.

SPECIAL EXCEPTIONS (PER COMMITMENT SCHEDULE B - SECTION II)

THE EXCEPTION ITEMS LISTED AND QUALIFIED HEREON ARE THOSE THAT APPEAR TO BE SURVEY RELATED IN THE COMMITMENT PROVIDED.

3. PLAT OF SURVEY PREPARED BY BALZER AND ASSOCIATES, INC., DATED MARCH 3, 1998, SHOWS THE FOLLOWING ADVERSE MATTERS:

A. VARIOUS OVERHEAD UTILITY LINES AND POLE LOCATED ON SITE SURVEYOR'S NOTE: OVERHEAD UTILITY LINES AND POLE(S) ARE LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.

B. FENCES ALONG PROPERTY LINES, BUT DO NOT COINCIDE WITH SAME. SURVEYOR'S NOTE: FENCES ARE LOCATED ON SUBJECT PROPERTY AS SHOWN HEREON.

METES & BOUNDS DESCRIPTION (OVERALL SUBJECT PROPERTY AS SURVEYED)

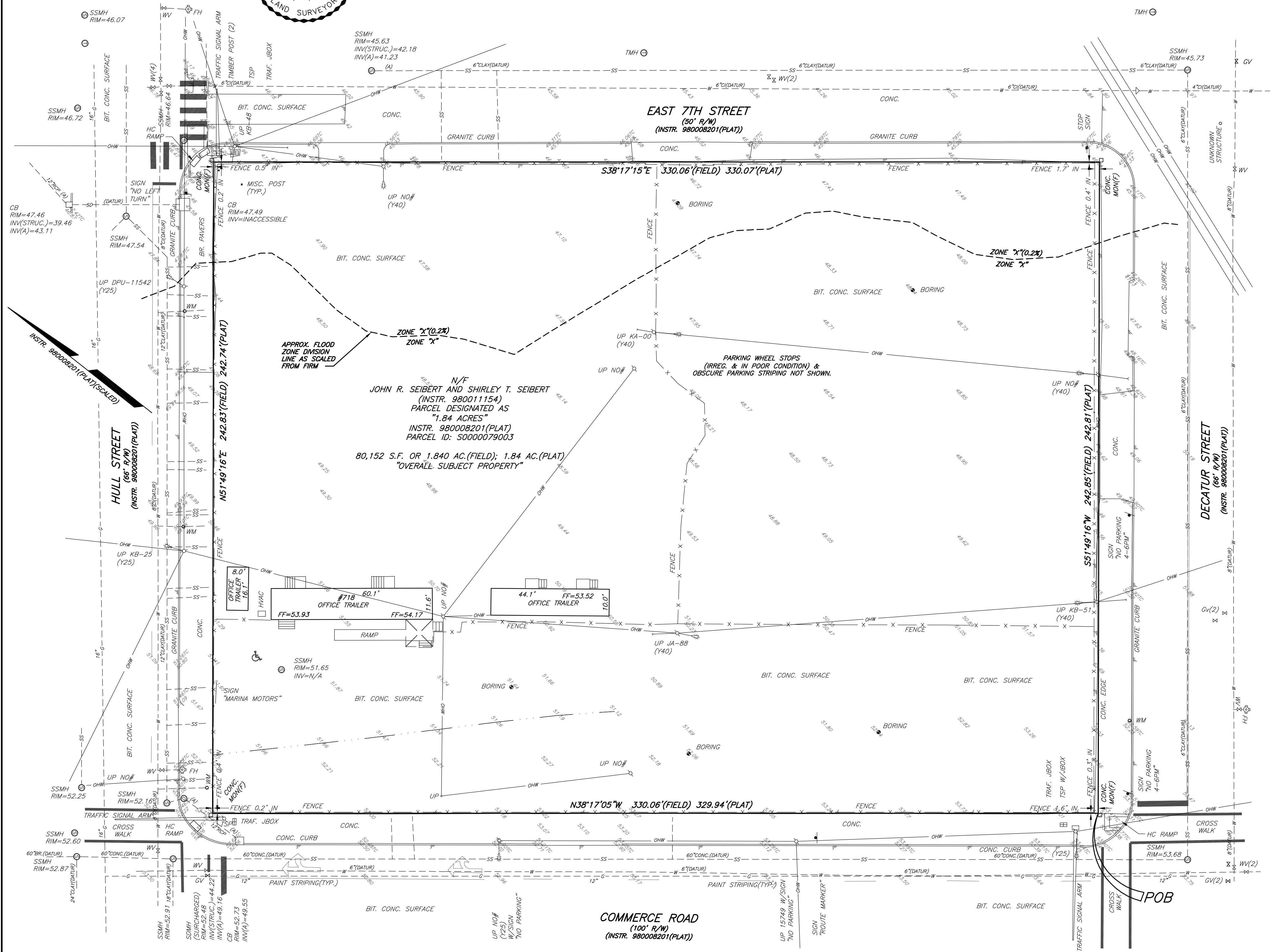
BEGINNING AT A POINT, THE INSIDE CORNER OF A CONCRETE MONUMENT FOUND, AT THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY LINE OF COMMERCE ROAD AND THE WESTERN RIGHT-OF-WAY LINE OF DECATUR STREET AS SHOWN ON THAT CERTAIN PLAT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF RICHMOND, VIRGINIA AS INSTRUMENT 980008201.

THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE OF COMMERCE ROAD, NORTH 38°17'05" WEST, TO THE EASTERN RIGHT-OF-WAY LINE OF HULL STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 330.06' (329.94' FEET (PLAT)) TO A POINT, THE INSIDE CORNER OF A CONCRETE MONUMENT FOUND;

THENCE ALONG SAID EASTERN RIGHT-OF-WAY LINE OF HULL STREET, NORTH 51°49'16" EAST, TO THE SOUTHERN RIGHT-OF-WAY LINE OF EAST 7TH STREET AS SHOWN ON SAID PLAT, A DISTANCE OF 242.83' FEET (242.74' FEET (PLAT)) TO A POINT, THE INSIDE CORNER OF A CONCRETE MONUMENT FOUND;

THENCE ALONG SAID SOUTHERN RIGHT-OF-WAY LINE OF EAST 7TH STREET, SOUTH 38°17'15" EAST, TO SAID WESTERN RIGHT-OF-WAY LINE OF DECATUR STREET, A DISTANCE OF 330.06' FEET (330.07' FEET (PLAT)) TO A POINT, THE INSIDE CORNER OF A CONCRETE MONUMENT FOUND;

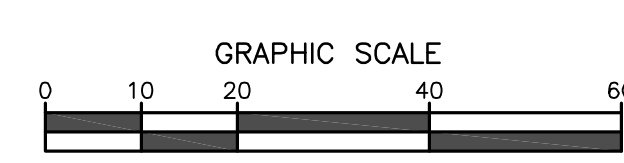
THENCE ALONG SAID WESTERN RIGHT-OF-WAY LINE OF DECATUR STREET, SOUTH 51°49'16" WEST, TO SAID NORTHERN RIGHT-OF-WAY LINE OF COMMERCE STREET, A DISTANCE OF 242.85' FEET (242.81' FEET (PLAT)) TO A POINT, THE INSIDE CORNER OF A CONCRETE MONUMENT FOUND, THE POINT OF BEGINNING.




SURVEY LEGEND					
SYMBOL	ABBREV.	DESCRIPTION	SYMBOL	ABBREV.	DESCRIPTION
AC	ACRES		MW	MONITORING WELL	
AATUR	ABANDONED ACCORDING TO UTILITY RECORDS		N/F	NOW OR FORMERLY	
BIT.	BITUMINOUS		(OA)	OVERALL	
BOLLARD	BOLLARD		PED.	PEDESTAL	
BORING	BORING		PLUG/STUB	PLUG/STUB	
BRUSH OR DRIP LINE	BRUSH OR DRIP LINE		P.O.B.	POINT OF BEGINNING	
SBL	BUILDING SETBACK LINE		P.C.	POINT OF CURVE	
CATV	CABLE TELEVISION		PVC	POLYVINYL CHLORIDE	
CI	CAST IRON		RR	RAILROAD	
CL	CENTERLINE		RCP	REINFORCED CONCRETE PIPE	
CLD	CENTERLINE OF DITCH		R/W, ROW	RIGHT-OF-WAY	
OHW	CENTERLINE OVERHEAD WIRES		RDCO	ROOF DRAIN CLEANOUT	
C&G	CONCRETE CURB & GUTTER		SFMV	SANITARY FORCE MAIN VALVE	
OMP	CORRUGATED METAL PIPE		SFM	SANITARY FORCE MAIN	
CB	CURB BASIN		SS	SANITARY SEWER LINE	
DATUR	DEPICTED ACCORDING TO UTILITY RECORDS		SSCO	SANITARY SEWER CLEANOUT	
DI	DROP INLET		SSMH	SANITARY SEWER MANHOLE	
EASEMENT LINE	EASEMENT LINE		(S)	SET MONUMENT	
EP	EDGE OF PAVEMENT		SP	SPOT ELEVATION	
EW	EDGE OF WATER		S.F.	SQUARE FEET	
ELEC.	ELECTRIC		S.H.P.B.	STATE HIGHWAY PLAT BOOK	
EMH	ELECTRIC MANHOLE		SDMH	STORM DRAIN MANHOLE	
ELEV. EL	ELEVATION		SD	STORM DRAIN PIPE	
EOI	END OF INFORMATION		STRUC.	STRUCTURE	
EXCEPTION ITEM DESIGNATOR	EXCEPTION ITEM DESIGNATOR		STRUC. CONTROL	SURVEY CONTROL	
FENCE	FENCE		MON.	SURVEY MONUMENT	
FF	FINISHED FLOOR ELEVATION		TELE.	TELEPHONE	
FH	FIRE HYDRANT		TMH	TELEPHONE MANHOLE	
FP	FLAG POLE		TBM	TEMPORARY BENCHMARK	
FES	FLARED END SECTION		TOE OF SLOPE/BANK	TOE OF SLOPE/BANK	
FIRM	FLOOD INSURANCE RATE MAP		TOP OF SLOPE/BANK	TOP OF SLOPE/BANK	
FL	FLOW LINE		TC	TOP OF CURB	
(F)	FOUND MONUMENT		RIM	TOP OF STRUCTURE ELEVATION	
GM	GAS METER		TRAF.	TRAFFIC	
GV	GAS VALVE		TSP	TRAFFIC SIGNAL POLE	
GPIN	GEOGRAPHIC PARCEL IDENTIFICATION NUMBER		TRANS.	TRANSFORMER	
GUY WIRE	GUY WIRE		TR	TREE TRUNK	
HC	HANDICAP		CATV	UNDERGROUND CABLE TELEVISION	
HVAC	HEATING VENTILATION & AIR CONDITIONING		UE	UNDERGROUND ELECTRIC	
HDPE	HIGH DENSITY POLYETHYLENE		G	UNDERGROUND NATURAL GAS	
INSTR.	INSTRUMENT		UT	UNDERGROUND TELEPHONE	
INV	INVERT ELEVATION		UTC	UNDERGROUND TRAFFIC CONTROL	
JBOX	JUNCTION BOX		UP	UTILITY POLE	
LANDSCAPED AREA	LANDSCAPED AREA		UP W/LAMP	UTILITY POLE W/LAMP	
LP	LIGHT POLE		WV	WATER VALVE	
LOT LINE	LOT LINE		VAULT	VAULT	
MB	MAIL BOX		W	WATER LINE	
MH	MANHOLE		WM	WATER METER	
MARSH	MARSH		WF	WETLANDS FLAG	

SURVEY NOTES

- S-1. THE MERIDIAN SOURCE OF THIS SURVEY IS BASED ON AND SCALED FROM INSTRUMENT 980011154 (PLAT).
- S-2. ELEVATIONS SHOWN ARE EXPRESSED IN FEET AND BASED ON THE CITY OF RICHMOND GEODETIC CONTROL NETWORK WHICH REFERS TO NAVD 88. REFERENCE CONTROL STATION UTILIZED: STATION NUMBER 36 ELEV=20.6.
- S-3. TITLE INFORMATION REFERENCE: CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 731200168, EFFECTIVE DATE APRIL 22, 2014, AT 8:00 AM. REVISED: 04/25/2014 AT 11:00 AM
- S-4. THIS SURVEY DOES NOT INTEND TO DEPICT ANY WETLANDS, HAZARDOUS WASTE, AND OTHER ENVIRONMENTAL CONDITIONS UNLESS OTHERWISE NOTED AND/OR SHOWN.
- S-5. THE UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF EXISTING DESIGNATIONS/MARKINGS, FIELD LOCATED STRUCTURES, AND PLAN INFORMATION IF MADE AVAILABLE BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THIS SURVEY DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THEIR EXACT LOCATION INDICATED, HOWEVER, THEY HAVE BEEN LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CONTACT "MISS UTILITY" OF VIRGINIA AND OTHERS TO VERIFY ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. "MISS UTILITY" TICKET(S) UTILIZED: A404301274 & B402300807.
- S-6. FLOOD ZONE INFORMATION: THE PROPERTY SHOWN APPEARS TO FALL WITHIN FLOOD ZONE(S) "X" & "X(0.2%)", ACCORDING TO F.E.M.A.'S FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF RICHMOND, VIRGINIA, MAP NUMBER 5101290039D, MAP REVISED: APRIL 2, 2009.
- S-7. SUBJECT PROPERTY ADDRESS DESIGNATION: 708 HULL STREET. (PER CITY OF RICHMOND ONLINE PROPERTY SEARCH DETAIL)
- S-8. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES, AND NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR ON SUBJECT PROPERTY AT TIME OF SURVEY.
- S-9. THERE WAS NO EVIDENCE OF WETLAND AREAS ON THE SUBJECT PROPERTY.



REVISION HISTORY	
NO.	DESCRIPTION

ALTA/ACSM LAND TITLE SURVEY OF PARCEL DESIGNATED AS "1.84 ACRES" INSTRUMENT 980008201(PLAT) RICHMOND, VIRGINIA	 engineering surveying project management 770 INDEPENDENCE CIRCLE, SUITE 100 VIRGINIA BEACH, VIRGINIA 23455 TEL: 757-226-0081 FAX: 757-226-8765
FOR McDONALD'S USA, LLC	
SCALE: 1" = 20'	DATE: 02/27/14
PROJECT: HULL ST.	FILE NO. 6049.93
SHEET 1 OF 1	F.B. EU PG.