

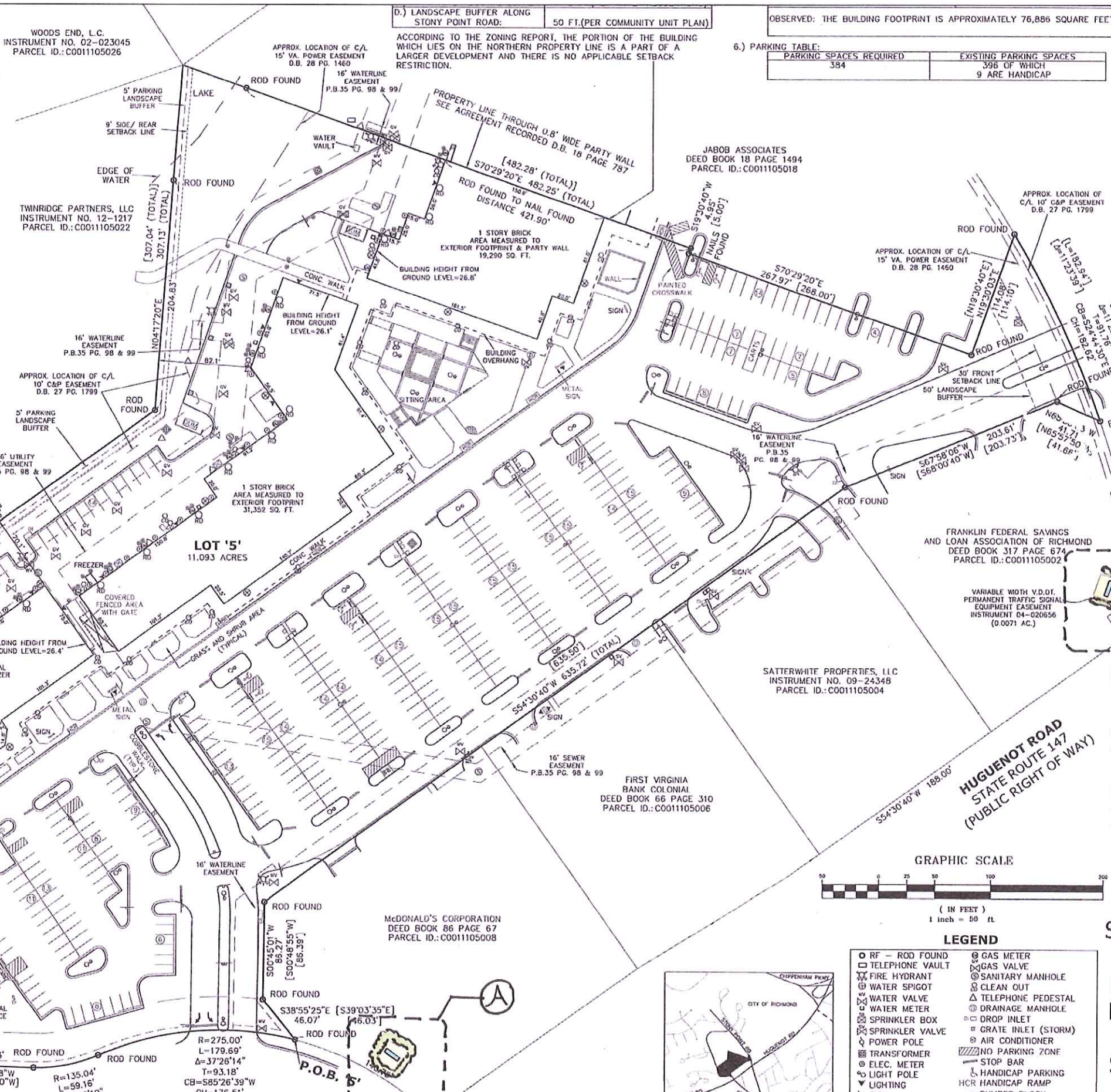
HER WITH those non-exclusive easements appurtenant to Lot 5 as set forth in deed in Stony Point Shopping Center Associates, LLC, a Virginia limited partnership, and its service Corporation, dated as of March 21, 1985, recorded April 5, 1985, in Clerk's Office, of Circuit Court, City of Richmond, in Deed Book 36, page 175.

HER WITH those non-exclusive easements appurtenant to Lot 5 as set forth in portion of Covenants, Conditions and Restrictions Regarding Development of Stony Point by Stony Point Investment Company, dated June 26, 1984, recorded August 17, 1984, in Clerk's Office of the Circuit Court of Richmond, Virginia in Deed Book 14, page 1790, and Point Protective Covenants made by Stony Point Investment Company, dated August 9, recorded August 17, 1984, in Deed Book 14, page 1805.

REVEYORS CERTIFICATE

NRF VIII - Stony Point, LLC, a Delaware limited liability company, ARC Realty Operating Partnership, L.P., its successors and assigns, First American Title Insurance Company

is to certify that this map or plat 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, 7(a), (b) and (c), 5, 9, 10 (if applicable), 11(a), 13, 14, 16, 17, 18, 19 (See Note #1), 20(a) of Table A thereof. The field work was completed on October 27, 2014.



D.) LANDSCAPE BUFFER ALONG STONY POINT ROAD: 50 FT. (PER COMMUNITY UNIT PLAN)

OBSERVED: THE BUILDING FOOTPRINT IS APPROXIMATELY 76,886 SQUARE FEET.

6.) PARKING TABLE:

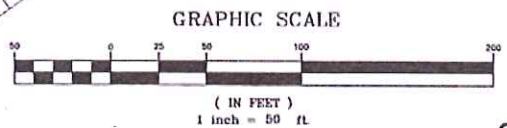
PARKING SPACES REQUIRED	EXISTING PARKING SPACES
384	396 OF WHICH 9 ARE HANDICAP

ACCORDING TO THE ZONING REPORT, THE PORTION OF THE BUILDING WHICH LIES ON THE NORTHERN PROPERTY LINE IS A PART OF A LARGER DEVELOPMENT AND THERE IS NO APPLICABLE SETBACK RESTRICTION.

- BUILDING ADDRESS: 3002-3096 STONY POINT ROAD
- THE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE PREMISES.
- ALL UTILITIES SERVING THE PREMISES ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD; THAT EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS OF WAY ACROSS SAID PREMISES; THAT THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 3020-686017 WITH AN EFFECTIVE DATE OF AUGUST 20, 2014 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT, AND EASEMENTS WHICH THE UNDERSIGNED HAS BEEN ADVISED OR HAS KNOWLEDGE, HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THE EFFECT ON THE SUBJECT PROPERTY;
- EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS, ALLEYS OR EASEMENTS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PREMISES, AND NO VISIBLE ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES;
- SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION, ON FLOOD INSURANCE RATE MAP NO. 5101290012D, WITH A DATE OF REVISION OF APRIL 2, 2009 IN THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED;
- THE PROPERTY HAS DIRECT PHYSICAL ACCESS TO FOREST HILL AVENUE AND STONY POINT ROAD, PUBLIC STREETS;
- THE NUMBER OF STRIPED PARKING SPACES LOCATED ON THE SUBJECT PROPERTY IS 396 OF WHICH 9 ARE HANDICAP PARKING, AND TO THE EXTENT POSSIBLE, ARE GRAPHICALLY SHOWN HEREON.
- ALL SET BACK, SIDE YARD AND REAR YARD LINES AND REQUIREMENTS SHOWN OR SET FORTH ON ALL RECORDED PLATS AND DOCUMENTS, AND THOSE SET FORTH IN APPLICABLE ZONING ORDINANCES, ARE NOTED HEREON IN TABULAR FORM.
- A FIELD ASSESSMENT WAS CONDUCTED ON DECEMBER 30, 2014, TO IDENTIFY THE POTENTIAL FOR JURISDICTIONAL WATERS OF THE U.S., INCLUDING BOTH WETLANDS AND STREAMS, WITHIN PARCEL ID #C001105014. THE ASSESSMENT IDENTIFIED A STORMWATER POND, WHICH IS CLASSIFIED AS A PALUSTRINE OPEN WATER FEATURE, WHICH BY DEFINITION IS CONSIDERED A JURISDICTIONAL WATER OF THE U.S. THE LOCATION OF THIS FEATURE IS SHOWN ON THE SURVEY PLAT OF THIS PARCEL AND IS LABELED "LAKE". NO OTHER JURISDICTIONAL FEATURES WERE IDENTIFIED.

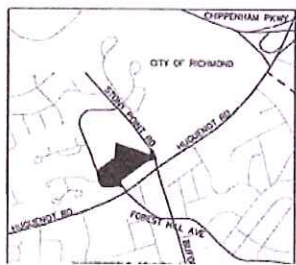
NOTES PERTAINING TO THE TITLE EXCEPTIONS:

- DECLARATION RECORDED IN DEED BOOK 14 PAGE 1798 AFFECTS THE SUBJECT LOT AND CONTAINS BLANKET EASEMENTS. STONY POINT PROTECTIVE COVENANTS RECORDED IN DEED BOOK 14 PAGE 1808 AFFECTS THE SUBJECT LOT BUT BUT CONTAINS NO PLOTTABLE ITEMS.
- DEED BOOK 18 PAGE 666 AFFECTS THE SUBJECT LOT BUT CONTAINS NO PLOTTABLE ITEMS.
- EASEMENT IN DEED BOOK 18 PAGE 787 AFFECTS SUBJECT LOT AND IS SHOWN HEREON.
- EASEMENT IN DEED BOOK 27 PAGE 1799 AFFECTS SUBJECT LOT AND IS SHOWN HEREON.
- EASEMENT IN DEED BOOK 28 PAGE 1460 AFFECTS SUBJECT LOT AND IS SHOWN HEREON.
- SUBDIVISION PLAT ENTITLED "STONY POINT, CITY OF RICHMOND, PLAT BOOK 35 PAGES 98 & 99, SHOWS A 26' UTILITY EASEMENT, A 16' SEWER EASEMENT AND A 16' WATERLINE EASEMENT AFFECTING SUBJECT LOT AS SHOWN HEREON.



LEGEND

○ RF - ROD FOUND	⊗ GAS METER
□ TELEPHONE VAULT	⊗ GAS VALVE
⊗ FIRE HYDRANT	⊗ SANITARY MANHOLE
⊗ WATER SPIGOT	⊗ CLEAN OUT
⊗ WATER VALVE	⊗ TELEPHONE PEDESTAL
⊗ WATER METER	⊗ DRAINAGE MANHOLE
⊗ SPRINKLER BOX	⊗ DROP INLET
⊗ SPRINKLER VALVE	⊗ GRATE INLET (STORM)
⊗ POWER POLE	⊗ AIR CONDITIONER
⊗ TRANSFORMER	⊗ NO PARKING ZONE
⊗ ELEC. METER	⊗ STOP BAR
⊗ LIGHT POLE	⊗ HANDICAP PARKING
⊗ LIGHTING	⊗ HCR HANDICAP RAMP
⊗ SIGN	⊗ BUMPER BLOCK
⊗ ROOF DRAIN	⊗ BUILDING OVERHANG
⊗ MAILBOX	⊗ DUMPSTER PAD



ALTA/ACSM LAND TITLE SURVEY
SHOWING 11.093 ACRES OF LAND
LYING NORTH OF HUGUENOT
ROAD, STATE ROUTE 147 (BEING
LOT 5 BLOCK A OF STONY POINT)
KNOWN AS
STONY POINT SHOPPING CENTER

CITY OF RICHMOND	STATE OF VIRGINIA
DATE: OCT. 27, 2014	SCALE: AS SHOWN