

LEGAL DESCRIPTION (SURVEYED):

BEGINNING AT THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF LYNCHBURG TURNPIKE AND EASTERN RIGHT OF WAY LINE OF GLENMORE DRIVE, THENCE TRAVELING ALONG THE SAID EASTERN RIGHT OF WAY LINE 1090.94' TO A VIRGINIA DEPARTMENT OF HIGHWAYS MONUMENT FOUND AT THE INTERSECTION WITH THE SAID RIGHT OF WAY AND THE SOUTHERN PROPERTY LINE OF THE CARTHY CORPORATION, SAID MONUMENT BEING THE TRUE POINT OF BEGINNING; THENCE WITH SAID SOUTHERN PROPERTY LINE OF THE CARTHY CORPORATION AND OF LMP INVESTMENTS, LLC S 89°15'00" E, 803.70' TO AN AXLE FOUND ON THE WESTERN RIGHT OF WAY LINE OF ELECTRIC ROAD (ROUTE 419); THENCE WITH SAID RIGHT OF WAY THE FOLLOWING THREE COURSES: S 21°25'50" W, 199.73' TO A POINT; THENCE S 22°50'50" W, 200.03' TO A POINT; THENCE S 21°21'50" W, 179.13' TO A PIN FOUND ALONG THE NORTHERN BOUNDARY LINE OF THE SUBDIVISION PARK PLACE, SECTION NO. 2; THENCE WITH SAID BOUNDARY LINE N 89°11'10" W, 745.46' TO A PIN FOUND AT THE INTERSECTION WITH THE EASTERN PROPERTY LINE OF THOMAS LTD.; THENCE WITH SAID PROPERTY LINE N 11°09'45" E, 398.98' TO A RAILROAD SPIKE FOUND IN PAVEMENT AT THE INTERSECTION WITH EASTERN RIGHT OF WAY LINE OF GLENMORE DRIVE; THENCE WITH SAID RIGHT OF WAY THE FOLLOWING TWO CALLS: WITH A CURVE TO THE LEFT WHICH HAS A LENGTH OF 98.80', A RADIUS OF 101.99', A TANGENT OF 53.66', ANGLE OF 55°30'15" AND A CHORD OF N 41°15'53" E, 94.98' TO A POINT; THENCE N 13°28'10" E, 76.28' TO THE POINT OF BEGINNING AND CONTAINING 9.772 ACRES.

LEGAL DESCRIPTION (RECORD):

BEGINNING AT AN EXISTING IRON PIN ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD AT THE NORTHEASTERLY CORNER OF LOT 19, BLOCK 8, SECTION 2, PARK PLACE; THENCE WITH THE BOUNDARY OF SECTION 2, PARK PLACE, ALONG THE REAR LINE OF BLOCKS 8 AND 9, N. 89 DEG. 15' 00" W, 745.46 FEET TO AN EXISTING IRON PIN AT THE SOUTHEASTERLY CORNER OF PARCEL M, SALEM INDUSTRIAL PARK; THENCE WITH THE EASTERLY LINE OF SAID PARCEL M, N. 11 DEG. 08' 55" E, 398.98 FEET TO A SET IRON PIN ON THE EASTERLY LINE OF GLENMORE DRIVE; THENCE LEAVING SAID PARCEL M AND WITH THE EASTERLY LINE OF GLENMORE DRIVE, A CURVE TO THE LEFT WITH A DELTA OF 55 DEG. 27' S2", A RADIUS OF 101.99 FEET, AN ARC OF 98.73 FEET, A TANGENT OF 53.62 FEET, A CHORD OF 94.92 FEET AND A CHORD BEARING OF N. 41 DEG. 08' 16" E. TO A SET IRON PIN; THENCE CONTINUING WITH THE EASTERLY LINE OF GLENMORE DRIVE, N. 13 DEG. 24' 20" E, 76.28 FEET TO A VIRGINIA DEPARTMENT OF TRANSPORTATION MONUMENT AT THE SOUTHWESTERLY CORNER OF THE PROPERTY OF CITHY CORPORATION; THENCE LEAVING GLENMORE DRIVE AND WITH THE SOUTHERLY LINE OF SAID CATHY CORPORATION AND J. M. TURNER AND COMPANY, S. 89 DEG. 18' 50" E, 803.70 FEET TO AN EXISTING AXLE ON THE WESTERLY RIGHT-OF-WAY LINE OF THE NORFOLK AND SOUTHERN RAILROAD; THENCE WITH THE WESTERLY LINE OF SAID RAILROAD THE FOLLOWING THREE COURSES: S. 21 DEG. 22' 00" W, 199.73 FEET TO A POINT; S. 22 DEG. 47' 00" W, 200.03 FEET TO A POINT; S. 21 DEG. 18' 00" W, 179.13 FEET TO THE POINT OF BEGINNING, CONTAINING 9.772 ACRES, MORE OR LESS, AS SHOWN ON PLAT OF SURVEY FOR COUVRETTE PROPERTY CORPORATION BY BALZER AND ASSOCIATES, INC. DATED FEBRUARY 27, 1990, WHICH SAID SURVEY IS OF RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA IN PLAT BOOK 3, PAGE 108.

GENERAL NOTES:

- 1. THIS PLAT WAS PREPARED WITH THE BENEFIT OF TITLE REPORT FN-20529 DATED OCTOBER 17, 2014 BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0141 & 142 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING, OR BUILDING CONSTRUCTION/ADDITIONS AT TIME OF SURVEY.
4. THERE WAS NO EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL AT TIME OF SURVEY.

REFERENCE MAPS:

- 1. SURVEY FOR COUVRETTE PROPERTY CORPORATION BY BALZER & ASSOCIATES DATED FEBRUARY 27, 1990 AND RECORDED IN P.B. 3, PGS. 108 & 109.
2. ALTA/ACSM LAND TITLE SURVEY FOR CARTER MACHINERY, INC., CATERPILLAR FINANCIAL SERVICES CORPORATION & FIDELITY NATIONAL TITLE INSURANCE COMPANY BY PARKER DESIGN GROUP DATED MARCH 8, 2011, LAST REVISED MARCH 14, 2011.

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 11:25 O'CLOCK A.M. ON THIS 5 DAY OF Dec., 2014.

TESTE: CHANCE CRAWFORD, CLERK, BY: [Signature] DEPUTY CLERK

SCHEDULE B-II EXCEPTIONS:

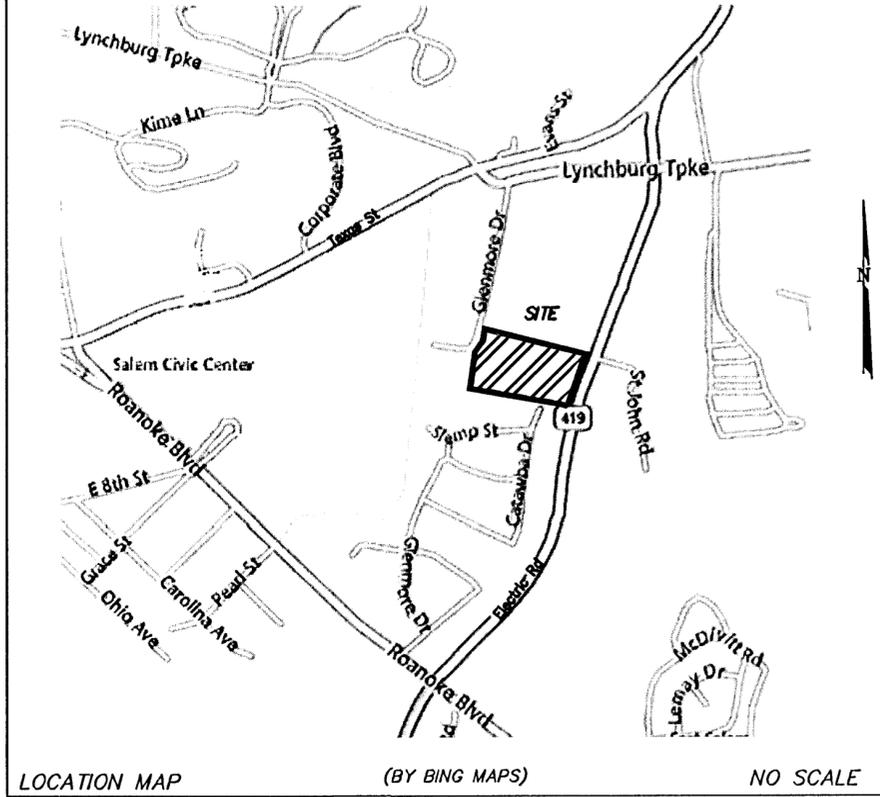
- 1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NOT A SURVEY RELATED ITEM.
2. ALL ASSESSMENTS AND TAXES FOR THE FIRST HALF FISCAL YEAR 2014/2015 AND ALL SUBSEQUENT YEARS. NOT A SURVEY RELATED ITEM.
3. UNRECORDED LEASE FROM MOUNT-SIANI PROPERTIES - ELECTRIC ROAD, LLC (LANDLORD) TO COUVRETTE PROPERTY CORPORATION (TENANT). NOT A SURVEY RELATED ITEM.
4. EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT FROM DRILL CARRIER CORPORATION DATED FEBRUARY 20, 1957, RECORDED IN ROANOKE COUNTY DEED BOOK 575, PAGE 58. AS SHOWN HEREON.
5. RIGHTS OF THE NORFOLK SOUTHERN RAILWAY COMPANY, ITS PREDECESSORS, SUCCESSORS AND/OR AFFILIATES TO REGULATE THE USE AND MAINTENANCE OF THE RAILROAD GRADE CROSSING SERVING THE INSURED LAND, INCLUDING BUT NOT LIMITED TO ANY RIGHTS SET OUT IN UNRECORDED GRADE CROSSING AGREEMENTS. AFFECTS SUBJECT PROPERTY; UNABLE TO PLAT.
6. THE FOLLOWING MATTERS SHOWN ON PLAT OF SURVEY PREPARED BY BALZER AND ASSOCIATES INC. DATED FEBRUARY 27, 1990, RECORDED IN CITY OF SALEM PLAT BOOK 3, PAGE 109:
(A) OVERHEAD POWER LINES CROSSING THE EASTERLY AND SOUTHERLY PORTIONS PROPERTY. AS SHOWN HEREON.
(B) STORM DRAINS AND INLETS AT VARIOUS LOCATIONS. AS SHOWN HEREON.
(C) ENCROACHMENT UPON THE PROPERTY ADJOINING ON THE NORTH BY THE FENCE APPURTENANT TO INSURED PREMISES. AS SHOWN HEREON.
(D) ENCROACHMENT UPON THE PROPERTY ADJOINING ON THE NORTH BY A PORTION OF THE PAVED DRIVEWAY ENTRANCE TO THE SUBJECT PROPERTY. AS SHOWN HEREON.

ZONING - HM (HEAVY MANUFACTURING):

MINIMUM BUILDING LINE (MAIN AND ACCESSORY) - NONE
SIDE YARD SETBACK (MAIN AND ACCESSORY) - NONE
REAR YARD SETBACK (MAIN AND ACCESSORY) - NONE
MAXIMUM HEIGHT - 45' (MAIN AND ACCESSORY)

PARKING REQUIREMENTS:

VARIES DEPENDING ON USE. FOR CUSTOM MANUFACTURING AND INDUSTRY (SCHEDULE A) ARE LISTED BELOW:
OFFICE OR ADMINISTRATIVE ACTIVITY - 3.5 SPACES PER 1,000 SQUARE FEET
INDOOR SALES, DISPLAY OR SERVICE AREA - 1 SPACE PER 500 SQUARE FEET
MOTOR VEHICLE SERVICE BAYS - 2 SPACES PER SERVICE BAY
OUTDOOR SALES, DISPLAY OR SERVICE AREA - 1 SPACE PER 2,000 SQUARE FEET
GENERAL EQUIPMENT SERVICES OR MANUFACTURING - 1 SPACE PER 1,000 SQUARE FEET
INDOOR OR OUTDOOR STORAGE OR WAREHOUSING - 1 SPACE PER 500 SQUARE FEET.



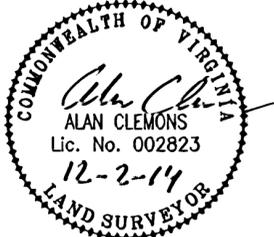
SURVEY CERTIFICATION:

TO: CARTER MACHINERY COMPANY, INCORPORATED, MOUNT SINAI PROPERTIES-ELECTRIC ROAD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND 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 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, 6(a), 7(a), 8, 9, 11(a), 13, 14, 16, 17 & 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 28, 2014.

THE PROPERTY IN THE TITLE COMMITMENT PROVIDED IS THE SAME PROPERTY SHOWN HEREON.

Alan Clemons, L.S. VA. REGISTRATION NO. 002823 DATE 12-2-14



THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. COUVRETTE PROPERTY CORPORATION IS THE OWNER OF RECORD, SEE D.B. 158, PG. 451.

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM SUBDIVISION ORDINANCE.

ALTA/ACSM LAND TITLE SURVEY FOR CARTER MACHINERY COMPANY, INCORPORATED. OF A 9.772 ACRE TRACT SITUATE ON ELECTRIC ROAD (ROUTE 419) AND GLENMORE DRIVE CITY OF SALEM, VIRGINIA. SCALE: 1"=50'. PAGE 1 OF 2.

TAX #: 155-1-2 DRAWN: REC W.O.: 14-0192:01 DATE: 31 OCTOBER, 2014 REVISED: 21 NOVEMBER, 2014 REVISED: 24 NOVEMBER, 2014 REVISED: 2 DECEMBER, 2014

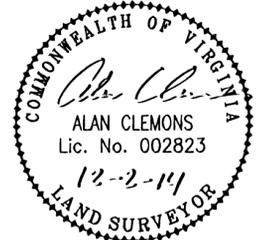
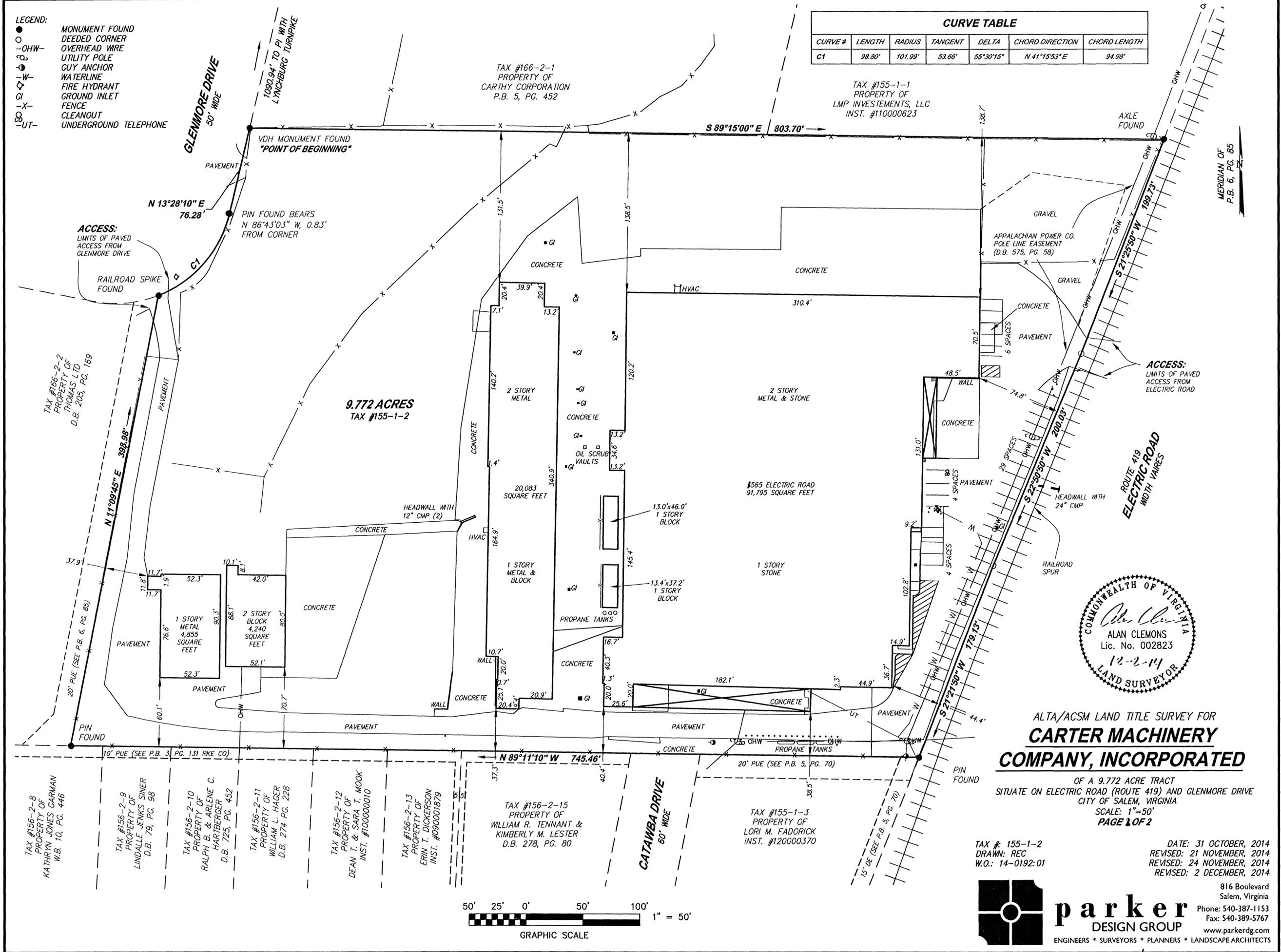
parker DESIGN GROUP logo and contact information: 816 Boulevard Salem, Virginia Phone: 540-387-1153 Fax: 540-389-5767 www.parkerdg.com ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

- LEGEND:**
- MONUMENT FOUND
  - DEEDED CORNER
  - OHW- OVERHEAD WIRE
  - UTILITY POLE
  - GUY ANCHOR
  - WATERLINE
  - FIRE HYDRANT
  - GROUND INLET
  - X- FENCE
  - CLEANOUT
  - UT- UNDERGROUND TELEPHONE

CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	98.80'	101.99'	53.66'	55°30'15"	N 41°15'53"E	94.98'

TAX #155-1-1  
PROPERTY OF  
LMP INVESTMENTS, LLC  
INST. #110000623

TAX #166-2-1  
PROPERTY OF  
CARTHY CORPORATION  
P.B. 5, PG. 452

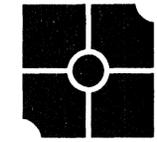


ALTA/ACSM LAND TITLE SURVEY FOR  
**CARTER MACHINERY COMPANY, INCORPORATED**

OF A 9.772 ACRE TRACT  
SITUATE ON ELECTRIC ROAD (ROUTE 419) AND GLENMORE DRIVE  
CITY OF SALEM, VIRGINIA  
SCALE: 1"=50'  
PAGE 1 OF 2

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