

**ITEMS CORRESPONDING TO SCHEDULE B-II**

- FIRST AMERICAN INSURANCE COMPANY, FILE NO. NCS-1066627-NAS, EFFECTIVE DATE: MAY 12, 2021 AT 8:00 A.M.
4. Easement granted to Virginia Electric and Power Company, dated April 2, 1947, recorded May 2, 1947, in Deed Book 207 Page 40B. -NOT PLOTTED, ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  5. Easement granted to Virginia Electric and Power Company, dated March 27, 1953, recorded May 21, 1953, in Deed Book 237 Page 32B. -NOT PLOTTED, ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  6. Right-of-way easement contained in Deed dated May 15, 1972 and recorded May 30, 1972 in Deed Book 404 Page 316. -PLOTTED ON SURVEY.
  7. Right-of-way easement contained in Deed dated August 19, 1970 and recorded March 22, 1973 in Deed Book 418 Page 8. -PLOTTED ON SURVEY.
  8. Easement for the use of water from well as set forth in Deed of Easement dated December 6, 1978 and recorded December 29, 1978 in Deed Book 542 Page 66. -PLOTTED ON SURVEY.
  9. Easement granted to Virginia Electric and Power Company, dated December 7, 1978, recorded January 19, 1979, in Deed Book 543 Page 208. -NOT PLOTTED, ITS LOCATION CANNOT BE DETERMINED FROM THE RECORD DOCUMENT.
  10. Lease by and between Raymond E. Carr, Jr. and Kitty F. Carr, Landlord, and Ray Carr Tires, Inc., a Virginia corporation, Tenant, recorded November 4, 1996, in Deed Book 1453 Page 386 and amended by Amendment to Memorandum of Lease recorded February 11, 2000 in Deed Book 1778 Page 160. -NOT PLOTTED, IT IS A BLANKET LEASE.
  11. Easement granted to County of Rockingham, Virginia, dated April 29, 2003, recorded June 2, 2003, in Deed Book 2281 Page 659 and shown on Plat recorded in Plat Cabinet C, Slide 133. -PLOTTED ON SURVEY.
  12. Easement granted to County of Rockingham, Virginia, dated April 29, 2003, recorded June 2, 2003, in Deed Book 2281 Page 662 and shown on Plat recorded in Plat Cabinet C, Slide 134. -NOT PLOTTED, IT IS NOT ON AND BASED ON THE DESCRIPTION CONTAINED IN THE RECORD DOCUMENT DOES NOT BURDEN THE SUBJECT PROPERTY.
  13. Ingress and egress easement over insured premises for the benefit of adjacent parcel as reserved in Owner's Consent and Dedication Final Plat of a Boundary Line Adjustment of 19.118 Acres of Land Rockingham County, Virginia, recorded June 8, 2007 in Deed Book 3119, Page 796. -PLOTTED ON SURVEY.
  14. Easement granted to County of Rockingham, Virginia, dated October 2, 2008, recorded October 24, 2008, in Deed Book 3407 Page 81. -PLOTTED ON SURVEY.
  15. Easement granted to Virginia Electric and Power Company, dated as of April 30, 2009, recorded May 20, 2009, in Deed Book 3521 Page 8. -PLOTTED ON SURVEY.
  16. Matters as shown on Plat recorded in Deed Book 1764 Page 90-93. NOT PLOTTED, CURRENT EXISTING IMPROVEMENTS PLOTTED ON SURVEY.
  17. Matters as shown on Plat attached with Deed recorded in Deed Book 4027 Page 241. -PLOTTED ON SURVEY.
  18. The exact acreage or square footage of the Land described herein is not insured. -NOTED ON SURVEY.

**ZONING INFORMATION**

The subject property is zoned I-1, Industrial District.

Front Setback: 35' minimum from ROW; 60' minimum from centerline of ROW that is less than 50'

Side Setback: If abutting business or industrial zoning: 15' minimum; If abutting agricultural or residential zoning: 30' minimum

Rear Setback: If abutting business or industrial zoning: 15' minimum; If abutting agricultural or residential zoning: 30' minimum

Maximum building height: 45'

Minimum lot area: No requirement noted

Minimum lot width: No requirement noted

Minimum lot depth: No requirement noted

Maximum lot coverage: No requirement noted

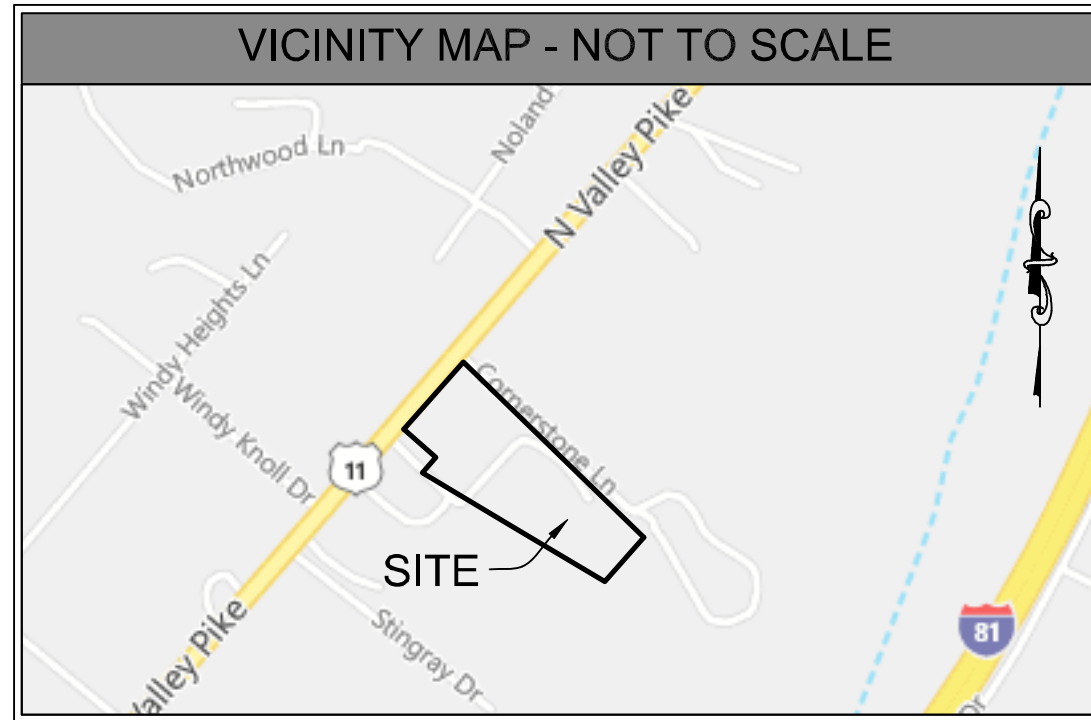
Maximum floor area ratio: No requirement noted

Parking formula: Retail use not otherwise listed: 1 space/employee on maximum working shift + 1 space/company vehicle operating form the premises + 1 space/200 sq. ft. of customer service area but within a minimum of 1 space/1,000 sq. ft. GFA

Motor vehicle repair shop: 1 space/employee + 1 space/250 sq. ft. floor area

Required spaces: Unable to determine - Use breakdown is unknown

Zoning data obtained from Zoning Report # 7202101405 dated June 30, 2021 prepared by NV5 Transaction Services - Zoning Division, 800-787-8390.



**MISCELLANEOUS NOTES**

- MN1 SURVEY PREPARED BY FIRST ORDER LLC, 4383 HECKTOWN ROAD SUITE B, BETHLEHEM PA, 610-365-2907.
- MN2 PROPERTY IS KNOWN AS MAP NUMBER 95-(10)-L1 IN THE ASSESSOR'S OFFICE OF ROCKINGHAM COUNTY, VIRGINIA.
- MN3 LOT AREA = 461,834 S.F. OR 10.6022 AC.
- MN4 PARKING PROVIDED -  
-REGULAR = 12 SPACES  
-HANDICAP = 0 SPACES  
TOTAL SPACES PROVIDED = 12
- MN5 THE SUBJECT PROPERTY HAS ACCESS VIA N. VALLEY PIKE AND CORNERSTONE LANE, BOTH PUBLIC RIGHT OF WAYS.
- MN6 THE BASIS OF BEARINGS FOR THIS SURVEY IS DEED BOOK 3119, PAGE 796.
- MN7 DIMENSIONS ON THIS PLAT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- MN8 THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.
- MN9 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
- MN10 IN RESPONSE TO ALTA/NSPS TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN11 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.

**UTILITY NOTES**

- UN1 The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of XXXX and XXXX.
- UN3 Before digging in this area, call 1-800-552-7001 or 811 for field locations (request for ground markings) of underground utility lines.

**RECORD DESCRIPTION**

All of those lots or parcels of land located in Rockingham County, Virginia, and more particularly described as follows:

Being a part of All that certain lot or parcel of land containing 10.602 acres, more or less, together with improvements and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, situated on the southeast side of U.S. Route 11, in Linville District, Rockingham County, Virginia, approximately two (2) miles north of the City of Harrisonburg, Virginia, as shown on "FINAL PLAT OF BOUNDARY LINE ADJUSTMENT OF 19.118 ACRES OF LAND", made by Barry E. Lotts, L.S., dated May 4, 2006, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 3119, Page 796.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1066627-NAS, DATED MAY 12, 2021.

**ALTA/NSPS LAND TITLE SURVEY**

for  
**3226 North Valley Pike**  
 NV5 Project No. 202102599-001  
 N Valley Pike Project  
 3226 N Valley Pike, Harrisonburg, VA 22802

**BASED UPON TITLE COMMITMENT NO. NCS-1066627-NAS  
 OF FIRST AMERICAN TITLE INSURANCE COMPANY  
 BEARING AN EFFECTIVE DATE OF MAY 12, 2021 @ 8:00 A.M.**

Surveyor's Certification

To: Nacorato Trucks General Partnership, First American Title Insurance Company, and Bock & Clark Corporation, an NV5 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, 10, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on June 23, 2021.

\_\_\_\_\_  
 Surveyor's Signature  
 Charles F. Davison III  
 Professional Land Surveyor 2980  
 in the Commonwealth of Virginia  
 Date of Survey: June 29, 2021  
 Date of Last Revision: July 13, 2021  
 Network Project No. 202102599-001 RRF

Survey Performed By:  
**First Order, LLC**  
 4383 Hecktown Road, Suite B  
 Bethlehem, PA 18020  
 Phone 610-365-2907  
 Fax 610-365-2958  
 Email: cdavison@firstorderllc.net  
 Project No. R210087

SHEET 1 OF 2

**FLOOD NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 510133, MAP NUMBER 51165C0402D WHICH BEARS AN EFFECTIVE DATE OF FEBRUARY 6, 2021 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. AS SHOWN ON THE FEMA WEBSITE (HTTP://MSC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

**PROJECT REVISION RECORD**

DATE	DESCRIPTION	DATE	DESCRIPTION
06/29/2021	FIRST DRAFT		
07/13/2021	NETWORK COMMENTS/REVISED ZONING		
FIELD WORK:	DRAFTED:	CHECKED BY:	FB & PG:

**SIGNIFICANT OBSERVATIONS**

- A CHAIN LINK FENCE CROSSES PROPERTY LINE BY UP TO 1.6'.
- B ASPHALT CROSSES PROPERTY LINE BY UP TO 44.8'.
- C BUILDING CROSSES SETBACK LINE BY UP TO 9.5'.

**LEGAL**

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION

**Bock & Clark Corporation**  
 an NV5 Company

**NV5**

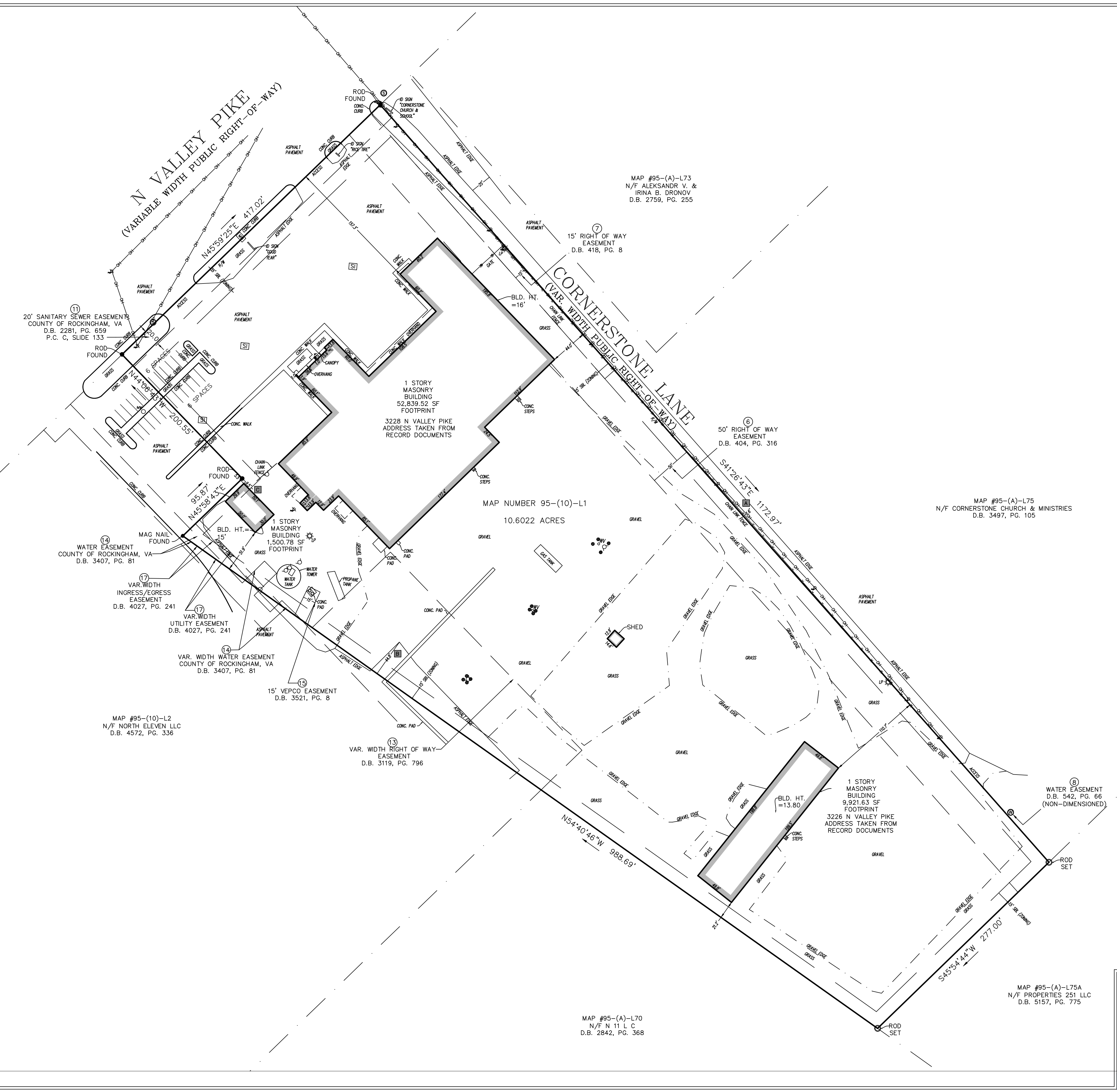
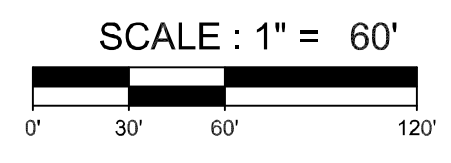
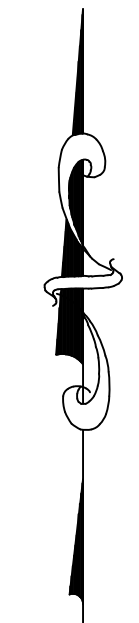
**Transaction Services 1-800-SURVEYS (787-8397)**  
 3550 W. Market Street, Suite 200, Akron, Ohio 44333  
 www.BockandClark.com maywehelpyou@bockandclark.com www.NV5.com

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**

**LEGEND OF SYMBOLS & ABBREVIATIONS**

(THIS IS A STANDARD LEGEND. NOT ALL ITEMS ARE ON THE SURVEY.)

- |                                     |                            |                                |
|-------------------------------------|----------------------------|--------------------------------|
| ● MONUMENT FOUND                    | ⚡ SPOT LIGHT               | ⊕ UNKNOWN MANHOLE              |
| ○ MONUMENT TO BE SET                | ⚡ POWERPOLE                | ⊕ WATER MANHOLE                |
| ⊕ BENCHMARK TOPO                    | ⚡ GUY WIRE                 | ⊕ WATER VALVE                  |
| (R) RECORD DATA                     | ⚡ LIGHT POLE               | ⊕ WATER METER                  |
| (S) SURVEYED DATA                   | ⚡ STREET LIGHT POLE        | ⊕ HYDRANT / FDC                |
| R/W RIGHT OF WAY                    | ⚡ ELEC. TRANSFORMER        | ⊕ GAS MANHOLE                  |
| SBL SET BACK LINE                   | ⚡ AIR CONDITIONER          | ⊕ GAS VALVE                    |
| RCP REINFORCED CONC PIPE            | ⊕ ELEC. MANHOLE            | ⊕ GAS METER                    |
| CMP CORRUGATED METAL PIPE           | ⊕ ELECTRIC METER           | ⊕ UNDERGROUND GAS MARKER       |
| PVC PLASTIC PIPE                    | ⊕ CABLE BOX                | ⊕ TELEPHONE MANHOLE            |
| HDPE HIGH DENSITY POLYETHYLENE PIPE | ⊕ UNDERGROUND CABLE MARKER | ⊕ TELEPHONE BOX                |
| CIP CAST IRON PIPE                  | ⊕ TRAFFIC POLES            | ⊕ UNDERGROUND TELEPHONE MARKER |
| DIP DUCTILE IRON PIPE               | ⊕ TRAFFIC SIGNAL           | ⊕ FLAG POLE                    |
| L/S LANDSCAPING                     | ⊕ TRAFFIC MANHOLE          | ⊕ BOLLARD                      |
| U.G. UNDER GROUND                   | ⊕ TRAFFIC SIGNAL BOX       | ⊕ BORE HOLE                    |
| — X — FENCELINE                     | ⊕ SEWER MANHOLE            | ⊕ MONITORING WELL              |
| — C — CABLE TELEVISION LINE         | ⊕ CLEAN OUT                | ⊕ MAIL BOX                     |
| — E — ELECTRICAL LINE               | ⊕ STORM DRAIN MANHOLE      | ⊕ SIGN                         |
| — G — GAS LINE                      | ⊕ STORM INLET              | ⊕ METAL TANK COVER             |
| — T — TELEPHONE LINE                | ⊕ CURB INLET               | ⊕ AIR COMPRESSOR               |
| — W — WATER LINE                    | ⊕ ROUND STORM INLET        | ⊕ ADA PARKING                  |
| — OH — OVERHEAD ELECTRIC WIRE       | ⊕ GLIDERAIL                |                                |
| — TREELINE                          | ⊕ EVERGREEN TREE           |                                |



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**NV5** ALTA/NSPS LAND TITLE SURVEY  
 PREPARED FOR  
**3226 NORTH VALLEY PIKE**  
 DATE OF FIELD SURVEY: JUNE 23, 2021  
 NETWORK PROJECT NUMBER: 202102599-001 RRF  
**1-(800)-SURVEYS (787-8397)**  
 TRANSACTION SERVICES  
 www.bockandclark.com maywehelpyou@bockandclark.com www.NV5.com

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