METES AND BOUNDS DESCRIPTION
PARCEL 1

BEGINNING AT A POINT AT THE NORTHEAST INTERSECTION OF TIDEMILL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND GEORGE WASHINGTON HIGHWAY, A 160' RIGHT-OF-WAY, THENCE ALONG THE EASTERN LINE OF GEORGE WASHINGTON HIGHWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5178.97' AN ARC LENGTH OF 206.48'; A CHORD BEARING OF N 21°54'08" W AND A CHORD DISTANCE OF 206.47' TO A POINT; THENCE DEPARTING GEORGE WASHINGTON HIGHWAY N 73°40'00" E A DISTANCE OF 155.00' TO AN IRON PIN FOUND; THENCE S 08°31'20" E A DISTANCE OF 103.46' TO A POINT; THENCE S 12°17'15" E A DISTANCE OF 185.89' TO A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF TIDEMILL ROAD; THENCE S 78°39'43" W A DISTANCE OF 11.88' TO A POINT; THENCE N 66°01'20" W A DISTANCE OF 125.83' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 32,223 SQUARE FEET OR 0.740 ACRES.

METES AND BOUNDS DESCRIPTION
PARCEL 2

COMMENCING AT A POINT AT THE NORTHEAST INTERSECTION OF TIDEMILL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, AND GEORGE WASHINGTON HIGHWAY, A 160' RIGHT-OF-WAY; THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF GEORGE WASHINGTON HIGHWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5178.97' AN ARC LENGTH OF 206.48'; A CHORD BEARING OF N 21°54'08" W AND A CHORD DISTANCE OF 206.47' TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG GEORGE WASHINGTON HIGHWAY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5178.97' AN ARC LENGTH OF 121.69', A CHORD BEARING OF N 23°43'03" W AND A CHORD DISTANCE OF 121.68' TO AN IRON PIN FOUND; THENCE DEPARTING GEORGE WASHINGTON HIGHWAY N 73°49'50" E A DISTANCE OF 187.12' TO A PIPE FOUND; THENCE N 08°31'20" W A DISTANCE OF 20.82' TO A PIPE FOUND; THENCE N 78°27'40" E A DISTANCE OF 123.70' TO A PIPE FOUND; THENCE S 11°15'00" E A DISTANCE OF 100.00' TO A POINT; THENCE S 78°31'15" W A DISTANCE OF 128.46' TO A FOUND PIPE; THENCE S 08°31'20" E A DISTANCE OF 42.08' TO A FOUND PIPE; THENCE S 73°40'00"W A DISTANCE OF 155.00' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 33,167 SQUARE FEET OR 0.761 ACRES.

METES AND BOUNDS DESCRIPTION
PARCEL 3

COMMENCING AT A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF TIDEMILL ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, THENCE ALONG SAID RIGHT-OF-WAY N 78°39'43" E A DISTANCE OF 11.88' TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY N 12°17'15" W A DISTANCE OF 185.89' TO A POINT; THENCE N 08°31'20" W A DISTANCE OF 145.54' TO A FOUND PIPE; THENCE N 78°31'15" E A DISTANCE OF 128.46' TO A POINT; THENCE S 11°15'00" E A DISTANCE OF 331.55' TO A FOUND NAIL; THENCE S 78°39'43" W A DISTANCE OF 132.02' TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 44,048 SQUARE FEET OR 1.011 ACRES.

LOCATION MAP – SCALE: 1" = 2,000'

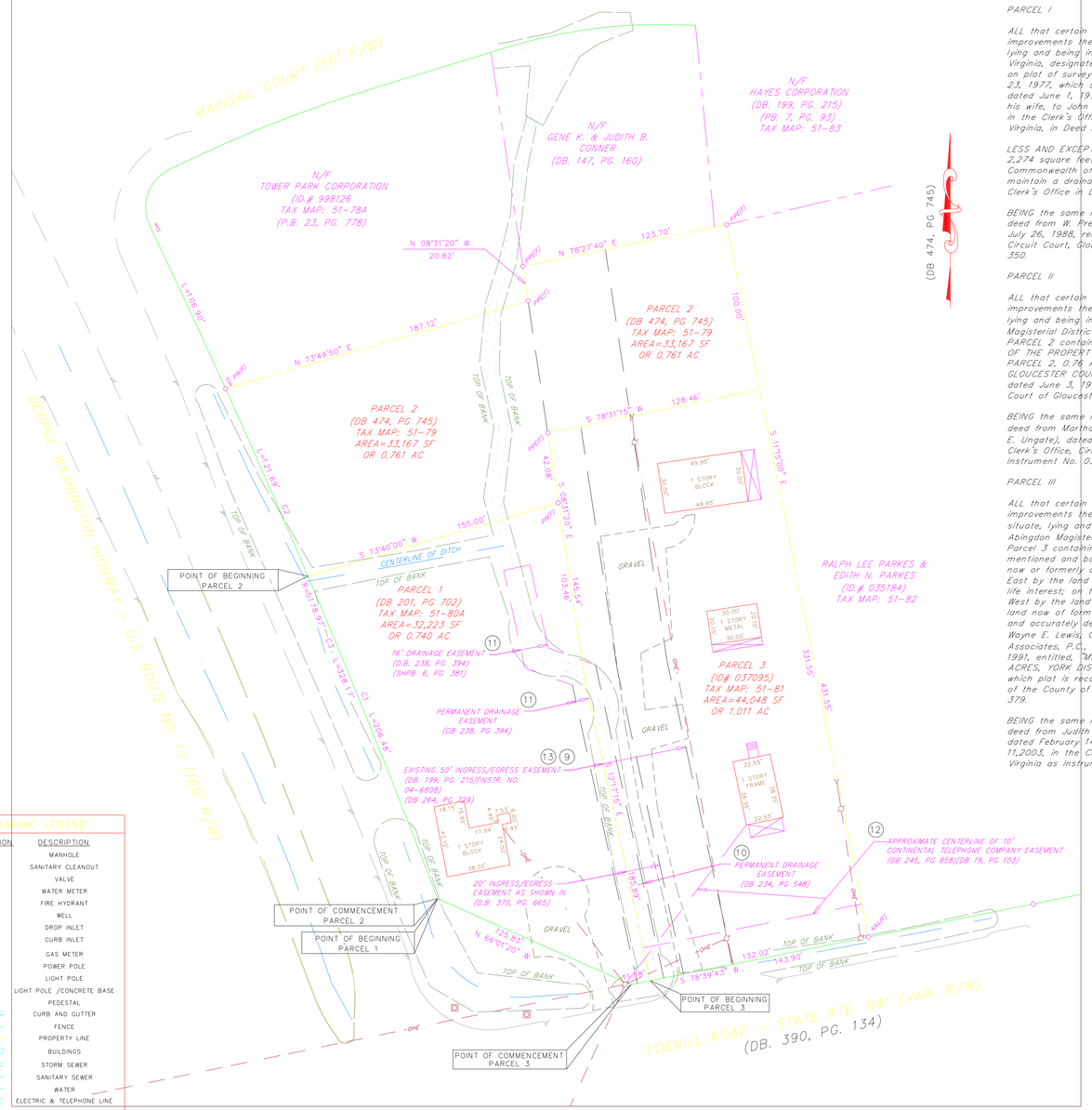

EXHIBIT "A"
Legal Description

PARCEL I

ALL that certain tract or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being in Abingdon Magisterial District, Gloucester County, Virginia, designated as Parcel 1 containing 0.74 acre as shown on plat of survey made by James K. Alvis, Jr., C.L.S., dated May 23, 1977, which said survey is attached to that certain deed dated June 1, 1977, from Gene K. Conner and Judith B. Conner, his wife, to John W. Worley, et ux, and which deed is recorded in the Clerk's Office of the Circuit Court for Gloucester County, Virginia, in Deed Book 201, page 701.

LESS AND EXCEPTING THEREFROM that certain parcel containing 2,274 square feet, more or less, conveyed unto the Commonwealth of Virginia for a permanent right and easement to maintain a drainage easement as recorded in the aforesaid Clerk's Office in Deed Book 238, page 394.

BEING the same real estate conveyed to Murray B. Howell, by deed from W. Preston Greene, Jr. and Suzanne D. Greene, dated July 26, 1988, recorded August 26, 1988, in the Clerk's Office, Circuit Court, Gloucester County, Virginia in Deed Book 354, page 350.

PARCEL II

ALL that certain lot or parcel of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being in York Magisterial District (formerly Abingdon Magisterial District), Gloucester County, Virginia identified as PARCEL 2 containing 0.76 acre on plat of survey entitled, "PLAT OF THE PROPERTY OF GENE K. CONNER AND JUDITH B. CONNER, PARCEL 2, 0.76 ACRE, ABINGDON MAGISTERIAL DISTRICT, GLOUCESTER COUNTY, VIRGINIA, made by James K. Alvis, Jr., CLS, dated June 3, 1977, recorded in the Clerk's Office of the Circuit Court of Gloucester County, Virginia in Deed Book 474, page 745.

BEING the same real estate conveyed to Murray B. Howell, by deed from Martha E. Ungate-Hayes, (formerly known as Martha E. Ungate), dated July 30, 2002, recorded June 9, 2003, in the Clerk's Office, Circuit Court, Gloucester County, Virginia as Instrument No. 03-7095.

PARCEL III

ALL that certain tract or parcel of land, together with all improvements thereon and appurtenances thereunto, belonging, situate, lying and being in York Magisterial District, (formerly Abingdon Magisterial), Gloucester County, Virginia, designated as Parcel 3 containing 1.0118 acres on the survey hereinafter mentioned and bounded as follows: On the North by the land now or formerly of Gene K. Conner and Judith B. Conner; on the East by the land now or formerly of George W. Gage, holding a life interest; on the South by State Route No. 641; and on the West by the land now or formerly of Murray B. Howell and the land now of formerly of Gene K. Conner and being more fully and accurately described on a certain Plat of Survey made by Wayne E. Lewis, Certified Land Surveyor, (of Keller, Lewis Associates, P.C., Land Surveyors and Planners), dated January 28, 1991, entitled, "MARTHA E. UNGATE, PARCEL 3 CONTAINING 1.0118 ACRES, YORK DISTRICT, GLOUCESTER COUNTY, VIRGINIA", a copy of which plat is recorded in the Clerk's Office of the Circuit Court of the County of Gloucester, Virginia in Deed Book 398, page 379.

BEING the same real estate conveyed to Murray B. Howell, by deed from Judith B. Conner, Trustee, under Declaration of Trust dated February 14,1992, dated June 3,2003, recorded August 11,2003, in the Clerk's Office, Circuit Court, Gloucester County, Virginia as Instrument No. 03-5017

LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE

SCHEDULE B -SECTION II

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Taxes subsequent to 2005 not yet due and payable. NOT A SURVEY ITEM

2. Easement granted to Tidewater Service Co., dated November 10, 1937, recorded February 1, 1938, in Deed Book 66, page 260, to construct, operate and maintain a pole line and appurtenances thereto for the transmission and distribution of electricity as detailed therein. (Parcel I) UNABLE TO DETERMINE LOCATION, VAGUE DESCRIPTION

3. Easement granted to Tidewater Service Co., dated November 10, 1937, recorded February 1, 1938, in Deed Book 66, page 270, to construct, operate and maintain a pole line and appurtenances thereto for the transmission and distribution of electricity as detailed therein. (Parcel II) UNABLE TO DETERMINE LOCATION, VAGUE DESCRIPTION

4. Easement granted to Tidewater Co., dated March 2, 1946, recorded March 5, 1946, in Deed Book 78, page 138, to construct, operate and maintain a pole line and appurtenances thereto for the transmission and distribution of electricity as detailed therein. (Parcel I) UNABLE TO DETERMINE LOCATION, VAGUE DESCRIPTION

5. Easement for drainage construction and maintenance as contained in Deed to the Commonwealth of Virginia, dated 23, 1959, recorded October 1, 1959 in Deed Book 116, page 217. (Parcel I) THE STATIONING IN STATE HIGHWAY PROJECT 0017-036-015 DOES NOT MATCH THAT WHICH IS CALLED FOR IN DEED BOOK 116 AT PAGE 217.

6. Easement as contained in Deed to the Commonwealth of Virginia, dated September 22, 1959, recorded February 1, 1960 in Deed Book 117, page 339. (Parcel I and Parcel II) THE STATIONING IN STATE HIGHWAY PROJECT 0017-036-015 DOES NOT MATCH THAT WHICH IS CALLED FOR IN DEED BOOK 117 AT PAGE 339.

7. Easement as contained in Deed to the Commonwealth of Virginia, dated April 12, 1960, recorded April 22, 1960 in Deed Book 118, page 238. (Parcel I and Parcel II) THE STATIONING IN STATE HIGHWAY PROJECT 0017-036-015 DOES NOT MATCH THAT WHICH IS CALLED FOR IN DEED BOOK 118 AT PAGE 238.

8. Restrictions, conditions, covenants and easements appearing of record in Deed Book 150, Page 478. (Part of Parcel I and Parcel II) PARCEL 'B' AS CALLED FOR IN DEED BOOK 150, PAGE 478 APPEARS TO HAVE BEEN COMBINED INTO PARCEL 2 (DB 474, PG 745) AND PARCEL 1 (DB 201, PG 702).

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

9. Easement as contained in Deed dated March 7, 1977, recorded March 31, 1977, in Deed Book 199, page 215, grants right of way easement. Deed of Release, dated March 22, 2004, recorded August 23, 2004 as Instrument No. 04-6808, releases the parcels from the 50' right of way easement and imposes restrictions, conditions, and covenants running with the land. (Parcel II and Parcel III) SHOWN ON SURVEY

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 USC Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 USC Section 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

10. Easement granted to the Commonwealth of Virginia, dated May 5, 1980, recorded October 22, 1980, in Deed Book 234, page 548, for the construction, operation and maintenance of a drainage easement. (Parcel III) SHOWN ON SURVEY

11. Easement granted to the Commonwealth of Virginia, dated August 18, 1980, recorded March 23, 1981, in Deed Book 238, page 394, for the construction, operation and maintenance of a drainage easement. (Parcel I and Parcel II) SHOWN ON SURVEY

12. Easement granted to Continental Telephone Company of Virginia, dated November 29, 1981, recorded February 11, 1982, in Deed Book 245, page 858, for a communication system consisting of buried wires and cables and appurtenances thereto as detailed therein. (Parcel III) SHOWN ON SURVEY

13. Easement granted to Virginia Electric and Power Company, dated September 26, 1983, recorded November 29, 1983, in Deed Book 264, page 729, to construct, operate and maintain a pole line and appurtenances thereto for the transmission and distribution of electricity as detailed therein. (Parcel III) SHOWN ON SURVEY

14. Terms, conditions, and restrictions as contained in Rezoning Agreement, dated February 22, 1989, recorded September 9, 1991, in Deed Book 363, page 690. NOT A SURVEY ITEM

15. Proffer Agreement dated April 18, 2005, recorded May 31, 2005, as Instrument No. 05-4195 NOT A SURVEY ITEM

TOPOGRAPHIC LEGEND

SYMBOL/ABREVIATION	DESCRIPTION
TEXT	MANHOLE
SCO	SANITARY CLEANOUT
TEXT	VALVE
WM	WATER METER
FH	FIRE HYDRANT
WELL	WELL
DI	DROP INLET
CI	CURB INLET
GM	GAS METER
PP	POWER POLE
LP	LIGHT POLE
	LIGHT POLE /CONCRETE BASE
TEXT	PEDESTAL
	CURB AND GUTTER
X	FENCE
	PROPERTY LINE
	BUILDINGS
ST	STORM SEWER
SS	SANITARY SEWER
W	WATER
OHE / OHT / UGE / UGT	ELECTRIC & TELEPHONE LINE
	TRAFFIC BOX
	SIGN
	MAIL BOX
	TREE
	BUSH/HEDGE
	PAVEMENT
CONC	CONCRETE
	TRAFFIC LIGHT POLE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5178.97	206.48	103.25	206.47	N21°54'08"W	2°17'04"
C2	5178.97	121.69	60.85	121.68	N23°43'03"W	1°20'46"
C3	5178.97	328.17	164.14	328.11	N22°34'31"W	3°37'50"

NOTES:

1. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO, 10564290, (04-022665), EFFECTIVE DATE: JUNE 15, 2006 @ 8:00am.

2. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM F.E.M.A. FLOOD MAPS. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN HEREON. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL.

THIS PROPERTY APPEARS TO FALL IN
FLOOD ZONES: X
COMMUNITY NO.: 510071
PANEL: 39B DATED: 8/04/87

FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.

TO WAWA, INC AND LAWYERS TITLE INSURANCE CORPORATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 8, 9, 10, 11a, 13, 14, 16, 17 AND 18 OF TABLE 'A' THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF VIRGINIA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: JULY 10, 2006 SIGNED:
REGISTRATION NO. 2306

COMMONWEALTH OF VIRGINIA
JEFFREY J. VERRETHER
No. 2306
LAND SURVEYOR

MSA, P.C.
Environmental Sciences • Geosciences • Planning
Surveying • Engineering • Landscape Architecture
5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com
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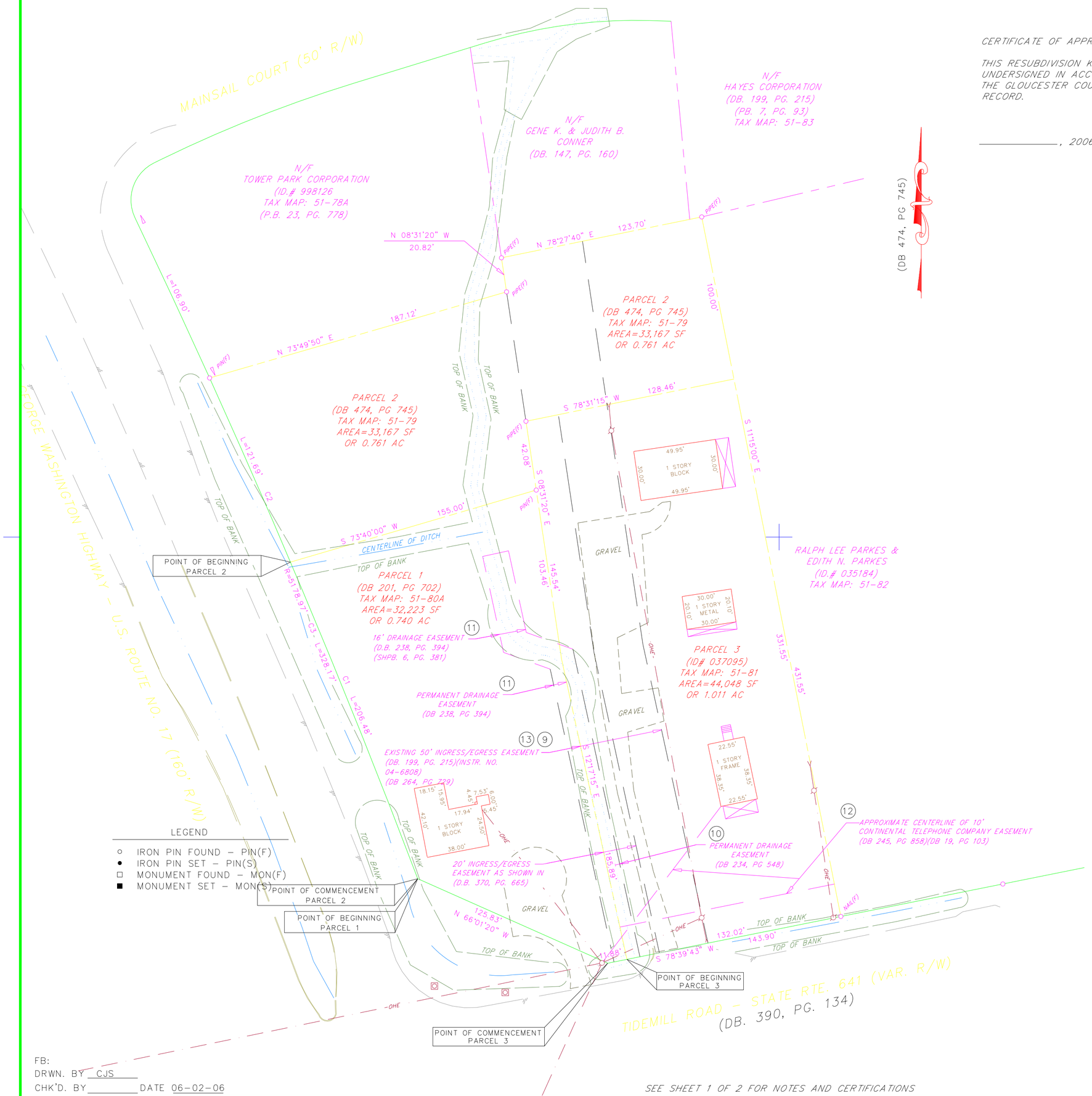
DESIGNED
DRAWN
CHECKED
APPROVED
DATE 7-5-06

ALTA/ACSM LAND TITLE SURVEY
of
PARCEL 1, PARCEL 2 & PARCEL 3
(D.B. 201, PG. 702) (D.B. 474, PG. 745) (ID # 037095)
GLOUCESTER MAGESTERIAL DISTRICT
GLOUCESTER COUNTY VIRGINIA

SHEET 1 of 1 Sheets

SCALE: 1"=40'

PROJ. NO.: 99203E



LEGEND

- ○ IRON PIN FOUND – PIN(F)
- ● IRON PIN SET – PIN(S)
- □ MONUMENT FOUND – MON(F)
- ■ MONUMENT SET – MON(S)

CERTIFICATE OF APPROVAL

THIS RESUBDIVISION KNOWN AS _____ IS APPROVED BY THE UNDERSIGNED IN ACCORDANCE WITH THE EXISTING SUBDIVISION REGULATIONS UNDER THE GLOUCESTER COUNTY SUBDIVISION ORDINANCE AND MAY BE COMMITTED TO RECORD.

_____, 2006 DATE (SIGNED) _____
SUBDIVISION AGENT, COUNTY OF GLOUCESTER, VA

PRELIMINARY RESUBDIVISION
OF
PARCEL 1, PARCEL 2 & PARCEL 3
(D.B. 201, PG. 702) (D.B. 474, PG. 745)
(ID# 037095)
GLOUCESTER MAGISTERICAL DISTRICT,
GLOUCESTER COUNTY, VIRGINIA

MSA, P.C.
Environmental Sciences • Geosciences • Planning
Surveying • Engineering • Landscape Architecture

5033 Rouse Drive, Virginia Beach, VA 23462
757-490-9264 (Ofc) 757-490-0634 (Fax)
www.msaonline.com
Offices in Virginia Beach & Eastville, VA

40' 0 40' 80'
1 INCH = 40 FT

FB:
DRWN. BY CJS
CHK'D. BY _____ DATE 06-02-06

SEE SHEET 1 OF 2 FOR NOTES AND CERTIFICATIONS

JOB# 99203E
SHEET 2 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	5178.97	206.48	103.25	206.47	N21°54'08"W	2°17'04"
C2	5178.97	121.69	60.85	121.68	N23°43'03"W	1°20'46"
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