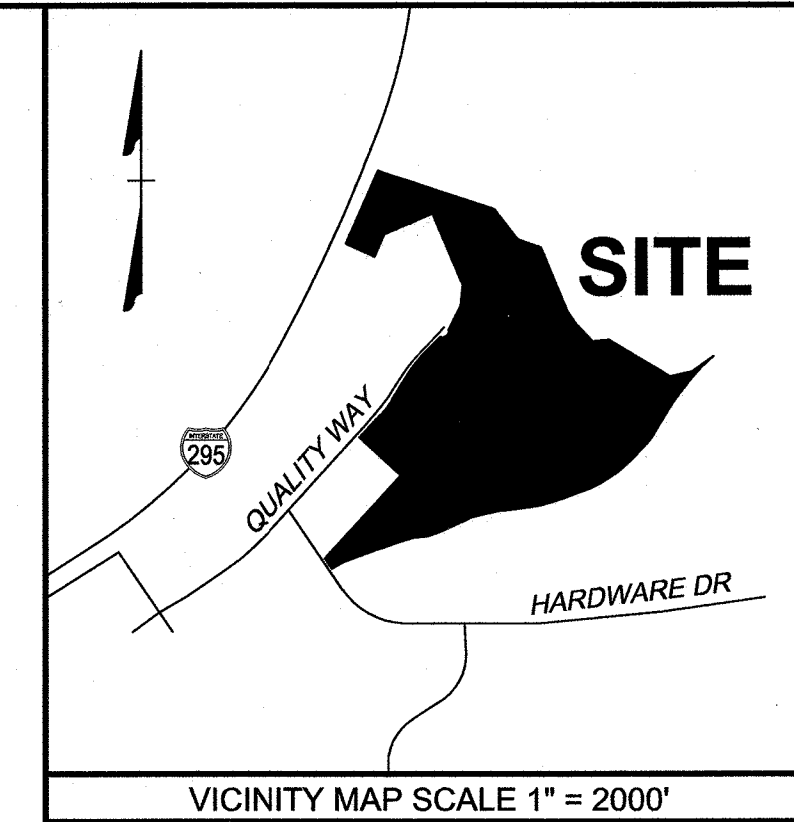


**LOT 10R**  
**157.15± ACRES**  
**T.M.#340(22)00-010-0**  
**P.B. 27, PG. 82-84**

N/F  
 COUNTY OF PRINCE GEORGE  
 T.M. #340(0A)00-146-A  
 P.B. 24, PG. 34  
 ZONED I-1

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	1030.00'	198.29'	99.45'	11°01'50"	N37°04'56"E	197.99'
C2	970.00'	226.88'	113.96'	13°24'04"	N38°16'03"E	226.36'
C3	7.50'	8.09'	4.49'	61°47'07"	N75°51'39"E	7.70'
C4	65.00'	133.70'	107.87'	117°51'26"	N47°49'29"E	111.35'
C5	50.00'	67.35'	39.90'	77°10'43"	S4°05'31"W	62.37'



**GENERAL NOTES**

- 6055 Quality Way
- Based on graphic determination this property is in Zone "A&X" of the HUD defined flood hazard area as shown on F.E.M.A. flood insurance rate map, community panel #51149C0160B dated May 16, 2012.
- No marked parking spaces at time of survey.

**LEGAL DESCRIPTION**

ALL that certain tract or parcel of land lying, being and situate in Rives District Prince George County, Virginia, containing 157.15 acres, more or less, and being more particularly designated as Lot 10R on that certain plat dated October 13, 2020, by Timmons Group, entitled "Plat Showing the Consolidation of Lot 10 and Lot 13 Southpoint Business Park, Section Two Forming Lot 10R Southpoint Business Park Section Two, Rives District Prince George County, Virginia" which plat is duly recorded in Plat Book 27, at pages 82-84 in the Clerk's Office of Prince George County Virginia

BEING a part of the same property conveyed to SI Virginia II, LLC, a Virginia limited liability company, by Deed from Hollingsworth, G.P., a Tennessee general partnership, dated May 14, 2019, recorded May 22, 2019 in the Clerk's Office, Circuit Court Prince George County, Virginia.

ALSO BEING the property described in Deed of Consolidation, Boundary Line Adjustments and Gift by SI Virginia II, LLC, dated November 2, 2019, recorded November 19, 2020 as Instrument No. 20004181.

Being the same as described in Title Commitment No. BT21-0668(SF).

**SCHEDULE B-II EXCEPTIONS**

This plat was prepared with the aid of Title Commitment No. BT21-0668(SF) from Old Republic National Title Insurance Company dated October 28, 2021 at 08:00 AM, the following items from Schedule B-II are as follows:

- 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 item.
- Taxes for the year 2021-2022, not yet due and payable - Not a survey item.
- Possible supplemental assessments and taxes for improvements constructed on the premises - Not a survey item.
- Special assessment, recycle fees, and stormwater utility fees, if any, imposed by the County of Prince George for services rendered upon insured premises - Not a survey item.
- Encroachments, overlaps, deficiency in quantity of ground, boundary line disputes, roadways, unrecorded easements, or any matters which would be disclosed by an accurate survey and inspection of the premises - Affects subject property as shown hereon.
- Restrictions appearing of record and imposed by instrument(s) recorded in Deed Book 456, page 758 and in Instrument No. 01-5603 and Instrument No. 05-3245 - Not a survey item.
- Matters of record shown on plats recorded in Plat Book 23, page 196-201; Plat Book 24, page 17; Plat Book 24, page 94 -95 - Affects subject property as shown hereon.
- Matters as shown on plat of consolidation dated October 13, 2020, made by Timmons Group, and recorded November 19, 2020 in Plat Book 27, pages 82 through 84 -
- Easement granted The County of Prince George, dated March 31, 2006, recorded April 6, 2006 as Instrument No. 06-1801 - Affects subject property as shown hereon.
- Easement granted Joseph A. Hollingsworth, Jr., dated July 1999, recorded July 27, 1999 in Deed Book 479, page 278 - Affects subject property as shown hereon.

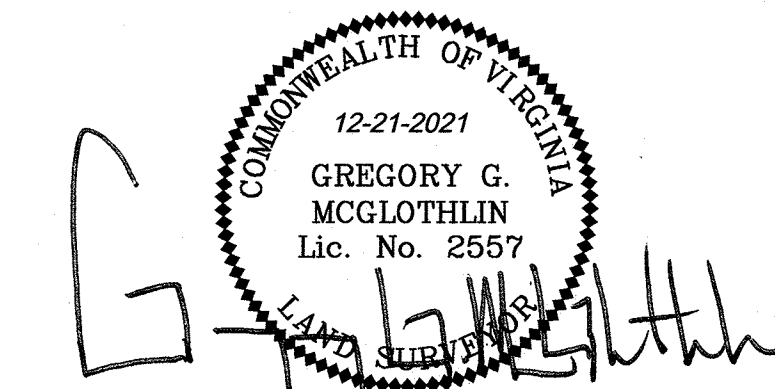
**ALTA CERTIFICATION**

To Summit Investments II, Summit Investments V, SouthEast Bank and Old Republic 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 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 4, 7a, 7b1, 7(c), 8, 9, 13 and 14 of Table A thereof. The field work was completed on December 17, 2021.

Date: December 21, 2021

(Signed) *Gregory G. McGlothlin*  
 Gregory G. McGlothlin  
 Registration No. 2557

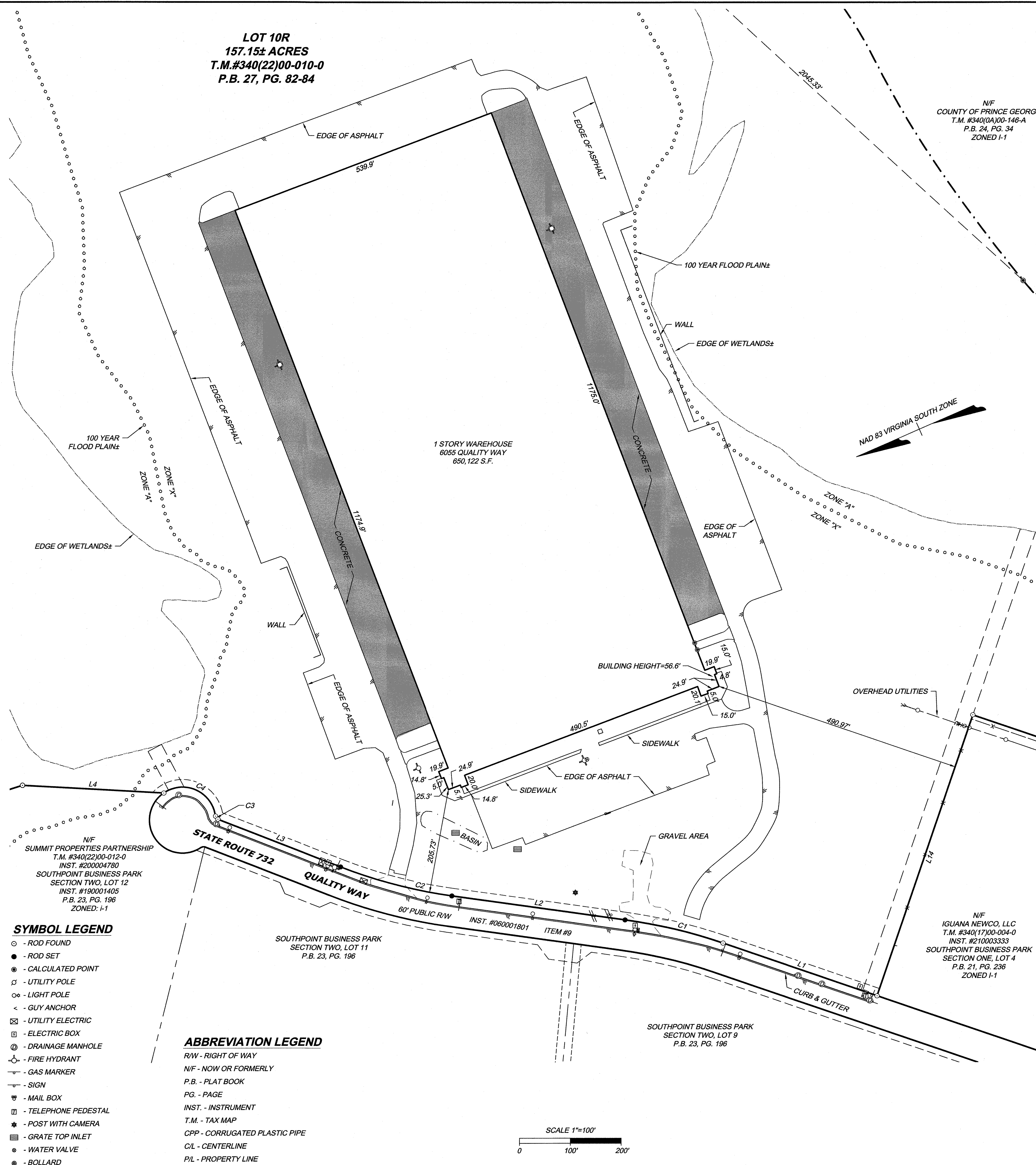
LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°35'50"E	320.32'
L2	N31°34'01"E	343.94'
L3	N44°58'05"E	258.81'
L4	N26°53'16"E	278.44'
L5	N6°35'38"E	218.74'
L6	S67°11'00"W	549.20'
L7	S23°42'30"W	254.59'
L8	S71°51'41"E	188.78'
L9	S34°18'02"E	175.65'
L10	S43°48'02"E	250.09'
L11	N84°41'58"E	166.07'
L12	N34°29'50"W	128.21'
L13	N42°36'20"E	1172.98'
L14	N47°23'40"W	583.75'
L15	S42°40'51"W	999.10'
L16	N34°29'50"W	560.36'



**"ALTA/NSPS LAND TITLE SURVEY"**  
**LOT 10R, SECTION TWO**  
**SOUTHPOINT BUSINESS PARK**  
 RIVES DISTRICT  
 PRINCE GEORGE COUNTY, VIRGINIA

Date: November 19, 2021	Scale: 1"=100'
Sheet 1 of 2	J.N.: 49829-903
Drawn by: J. Livingston	Checked by: G. McGlothlin

REVISED:  
 December 17, 2021  
 December 21, 2021

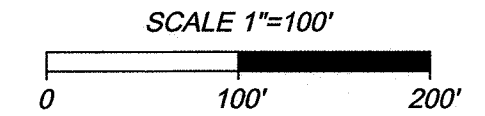


**SYMBOL LEGEND**

- - ROD FOUND
- - ROD SET
- ⊙ - CALCULATED POINT
- ⊕ - UTILITY POLE
- ⊖ - LIGHT POLE
- < - GUY ANCHOR
- ⊗ - UTILITY ELECTRIC
- ⊞ - ELECTRIC BOX
- ⊕ - DRAINAGE MANHOLE
- ⊕ - FIRE HYDRANT
- ⊕ - GAS MARKER
- ⊕ - SIGN
- ⊕ - MAIL BOX
- ⊕ - TELEPHONE PEDESTAL
- ⊕ - POST WITH CAMERA
- ⊕ - GRATE TOP INLET
- ⊕ - WATER VALVE
- ⊕ - BOLLARD

**ABBREVIATION LEGEND**

- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- P.B. - PLAT BOOK
- PG. - PAGE
- INST. - INSTRUMENT
- T.M. - TAX MAP
- CPP - CORRUGATED PLASTIC PIPE
- C/L - CENTERLINE
- P/L - PROPERTY LINE



THIS DRAWING PREPARED AT THE  
**TRC-CITIES OFFICE**  
 4701 Owens Way, Suite 900 | Prince George, VA 23875  
 TEL: 804.541.6600 FAX: 804.450.1311 www.timmons.com

YOUR VISION ACHIEVED THROUGH OURS.

**TIMMONS GROUP**