

NOTES

1. This plot was prepared with the benefit of a title report supplied by Chicago Title Insurance Company, Case No.: 06-0653. of bearings shown on this plot is Plot North derived from VDOT Project 0058-102-101-C-501
2. The distances and areas shown on this plot are horizontal ground distances and areas established from this survey.
3. This survey is based upon an actual field survey performed in December, 2006 by Anderson & Associates, Inc.
4. Reference is here made to the following:
D.B. 352, Pg. 783; D.B. 226, Pg. 680; D.B. 356, Pg. 503; Inst. # 050001206, D.B. 481, Pg. 3; Inst. # 040003427, D.B. 474, Pg. 156; VDOT Project 0058-102-101-C-501; VDOT Project 0599-102-101-C-501.
5. Property served by public water and sewer utilities. Refer to Bristol Virginia Utilities Water & Sewer Map #909-116 for approximate location.
6. By visual inspection, this property appears to be in Zone X (area outside of 500-year flood) according to Flood Insurance Rate Map Index, Community Number 510022 Panel 0007 Suffix D.
7. All deed book (D.B.), plot book (P.B.), roll (R.), image (I.), and page (P.G.) numbers refer to deeds and plats of record in the Register's Office for Bristol, VA.
8. Easements may exist which do not appear in the record or on the ground.
9. Property is zoned B-3: Intermediate Business. The following setbacks are the minimum required: Front - 10ft.; Rear - 20ft.; Side - not applicable.
10. Record deed enclosures exist as follows: DB 352 PG 783 contains a linear error of 0.34ft.; DB 226 PG 680 contains a linear error of 0.24ft.
11. The surveyor has located the underground utility lines and/or structures marked by the utility owner and/or provider. The surveyor does not warrant the exact location of any underground line or structure shown on this survey nor does he guarantee its existence or condition. The surveyor has located exposed utility structures in the field in accordance with current professional regulations and methods.
12. This survey is subject to all applicable easements, servitudes, covenants and/or restrictions, either written or unwritten.

SYMBOL LEGEND		LINE & HATCH LEGEND	
○	Water Meter	—	Property Line
○	Clean Out	—	Fence
○	Water Valve	—	Underground Telephone Line
○	Fire Hydrant	—	Natural Gas Line
○	Sanitary Sewer Manhole	—	Water Line
○	Storm Sewer Manhole	—	Overhead Utilities
○	Telephone Manhole	—	Centerline Road
○	Utility Pole	—	Setback Line
○	Iron Pipe Found	—	Setback Line
○	Iron Rod Found	—	Guy Wire
○	PK Nail Set	—	Existing Curb
○	Bollard	—	Concrete

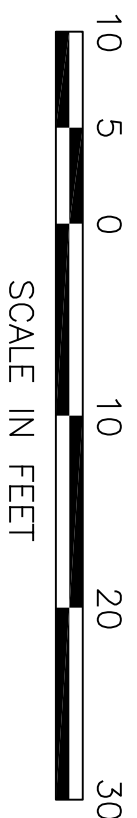
Surveyor's Certificate

To NENR Investments, LLC., Chicago Title Insurance Company, Development Management Group, LLC., Capital Bank & Trust Company, & Starbucks Coffee Company:

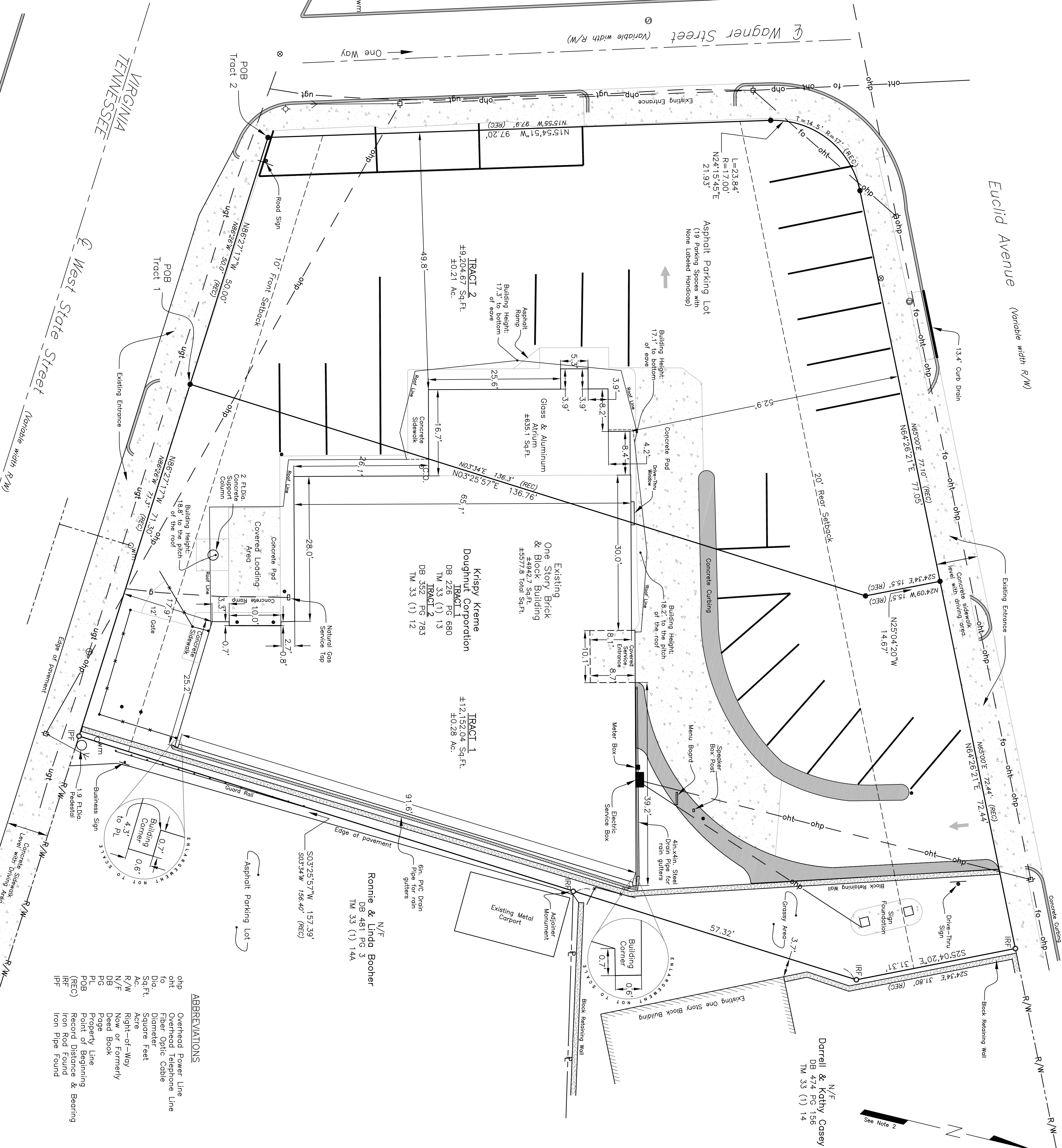
This is to certify that this map or plot and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2005, and adopted by ALTA and NSPS in 2006, and that the survey was made in accordance with the standards and methods of the American Land Title Association, Inc. and the American National Standards Institute, Inc. and that the surveyor is duly licensed and qualified to perform such surveys, and that the surveyor is a duly licensed and qualified professional surveyor, as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is herein.

Date: 1/09/07 *N. J. King*

NEIL AVERY MARTIN
Registration No. 2454



SCALE IN FEET



ABBREVIATIONS

ohp	Overhead Power Line
oht	Overhead Telephone Line
dia	Diameter
Sq.Ft.	Square Feet
Ac.	Acre
R/W	Right-of-Way
N/F	Now or Formerly
DB	Deed Book
PG	Page
PL	Property Line
POB	Point of Beginning
REC	Record Distance & Bearing
IRF	Iron Rod Found
IPF	Iron Pipe Found

N/F
Durrell & Kathy Casey
DB 474 PG 158
TM 33 (1) 14

See Note 2