

I, Charles H. Forbes IV, a registered land surveyor, do hereby certify to P&T Partners, LLC, Chicago Title Insurance Company & Community Trust Bank, Inc. its successors and/or assigns, as their interest may appear, a true and correct survey revision made on May 20, 2015, of the following described property:

Description
for
P&T Partners, LLC
Lot 5

That certain tract or parcel of land situate in the Lebanon Magisterial District, Russell County, Virginia, on the waters of Cedar Creek and being more particularly described as follows:

BEGINNING at an iron pin found, being the southwest corner to Appalachian Power Company and a corner to the parcel to be conveyed to Wal-Mart Stores, Inc.; thence leaving Appalachian Power Company and with the Wal-Mart parcel

- S 05°18'10" E 18.91 feet to a "V" cut in gutter (iron pin called); thence
- S 30°48'39" E 190.64 feet to an iron pin set (iron pin called); thence
- N 63°12'55" E 87.30 feet to an iron pin set; thence
- S 26°46'11" E 235.02 feet to an PK set; thence
- S 63°10'23" W 13.64 feet to an mag nail set; thence
- S 26°46'50" E 90.02 feet to an X cut in concrete; thence
- S 63°12'18" W 29.85 feet to a PK nail set (iron pin called); thence
- S 33°34'04" W 127.19 feet to a X cut in concrete (iron pin called); thence
- N 56°26'22" W 96.22 feet to a point not set (not accessible); thence
- N 26°47'46" W 107.26 feet to an iron pin found; thence
- N 63°13'12" E 4.67 feet to a tack in a lead plug (iron pin called); thence
- N 26°46'29" W 196.98 feet to a PK nail found (iron pin called); thence
- S 63°18'13" W 30.51 feet to a PK nail found (iron pin called); thence
- N 26°45'59" W 275.48 feet to a PK nail found (iron pin called); thence
- N 63°13'37" E 33.50 feet to a PK nail found (iron pin called); thence
- N 26°47'13" W 36.49 feet to an iron pin found on the southern right-of-way of Relocated Industrial Drive; thence with Relocated Industrial Drive
- N 63°13'37" E 92.08 feet to a mag nail found (iron pin called) at a point of curvature; thence with a curve to the left having a radius of 125.00 feet, an arc distance of
- 61.58 feet to an iron pin found on the curve in the line of Appalachian Power Company; thence with Appalachian Power Company
- S 03°34'10" E 129.45 feet to the BEGINNING, containing 2.5443 acres as shown on plat of survey dated January 30, 2001, last revised June 04, 2001, entitled "PLAT OF ALTA/ACSM LAND TITLE SURVEY FOR COMMONWEALTH LEBANON PARTNERS, L.P.", with a Project Number of 1598_ASDWG, as prepared by Kendrick Engineering & Surveying Company and also shown and designated as "Lot #5 2.5443 Acres" on Subdivision Plat entitled "Retail Industrial Drive Lebanon, VA", recorded in the Clerk's Office, Circuit Court of Russell County, Virginia, in Plat Cabinet 1, Slide 282C and 282D.

The undersigned further hereby certifies to P&T Partners, LLC, Chicago Title Insurance Company & Community Trust Bank, Inc. its successors and/or assigns, as their interest may appear, as of the 20 day of May, 2015, that the foregoing survey correctly shows (i) the location of all buildings, structures and other improvements situated on the above premises, and that, except as shown, there are no visible or recorded easements or rights of way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments on adjoining premises, easements, streets or alleys by and of said buildings, structures or other improvements, and no improvements situated on adjoining premises; (ii) the courses and measured distances of the exterior property lines of the premises and any easements located on or affecting the said premises; (iii) the location and number of parking spaces and the total square foot area of the said premises and any easements located on or affecting the said premises at ground surface level and the distance therefrom to the nearest facing exterior property lines of the said premises; and (v) the scale, the north direction, the beginning point, the distance to the nearest intersecting street and point of reference from which the premises are measured, the width of the street or streets on which the premises abut, the lot and block number shown on any field map to which reference is made in the legal description of the premises together with the filing date of such map and an accurate reference to the real estate records of Russell County, Virginia, identifying all easements of record crossing or affecting the said premises. The undersigned further certifies that there is access to said premises in both directions from streets adjoining said premises; that all utilities for the improvements enter said premises from public streets or through void easements; and that all street abutting the said premises and all means of ingress and egress for the said premises have been completed, dedicated and accepted for maintenance and public use by said Town of Lebanon, Virginia. Except as shown, there are no building setback lines.

The undersigned further hereby certifies that the following described real property is NOT located within the 100-year flood boundary as identified by the secretary of Housing and urban Development, on community Panel No. S1167C0245C, For the Town of Lebanon, Russell County, Virginia, in which such real property is situated.

Registered Land Surveyor # 2853

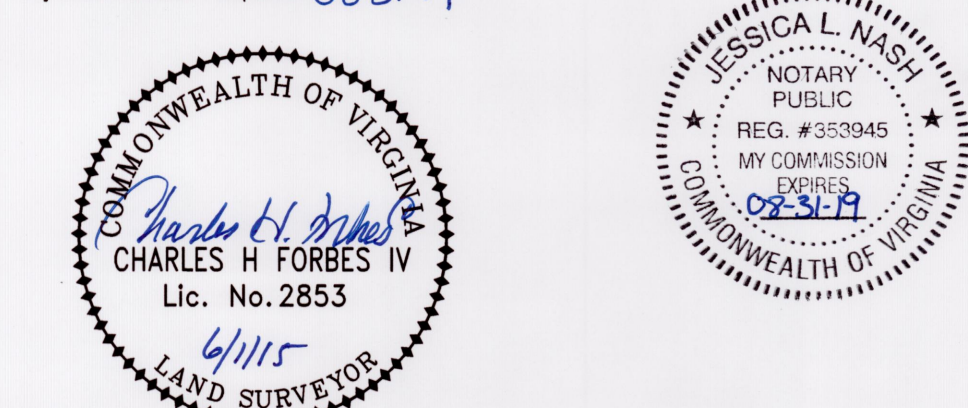
Charles H. Forbes IV
STATE OF VIRGINIA

CITY OF RADFORD

Subscribed and sworn to before me this 15th day of June, 2015

My commission expires: 08-31-19

Notary Public



I report that this plat is drawn from a current field verification survey and that the true field conditions are as depicted.

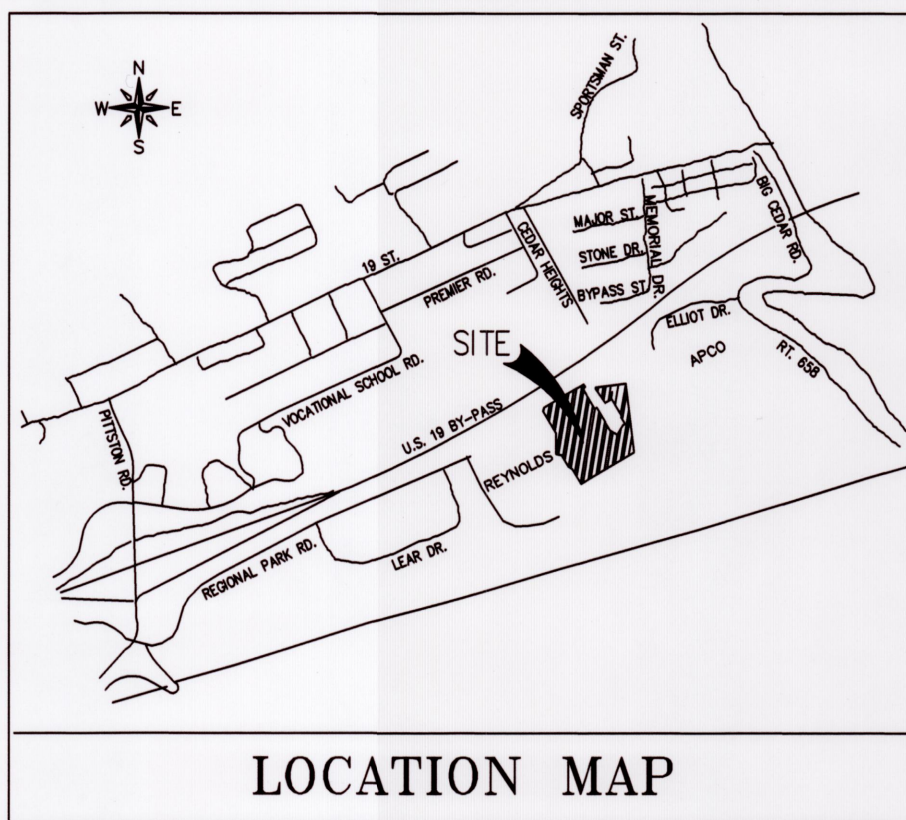
Charles H. Forbes IV
726 Auburn Ave
Radford, Virginia 24141



THOMPSON & LITTON

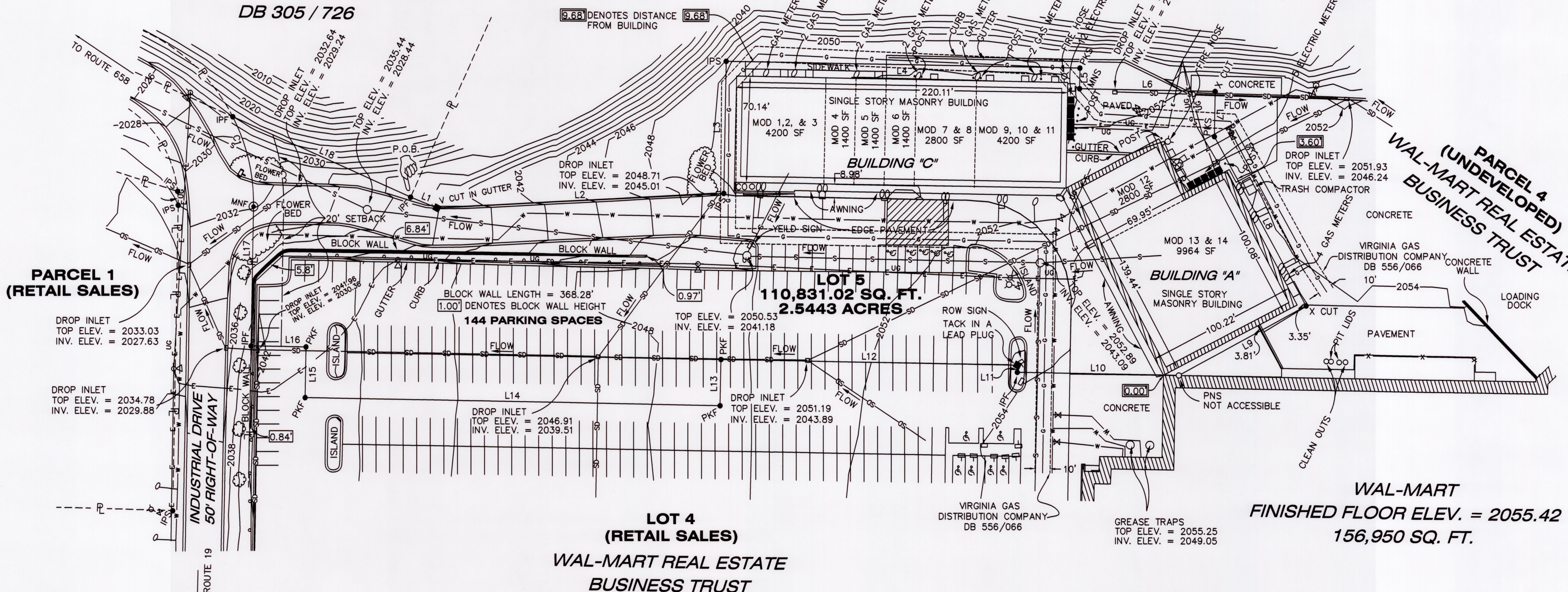
726 Auburn Ave
Radford, Virginia 24141

PROJ. NO. : LOTSAB.DWG



LOCATION MAP

(OFFICES & STORAGE)
APPALACHIAN POWER COMPANY
DB 305 / 726



BUILDING "C" DETAILS
LOWER C
FINISH FLOOR
ELEV. = 2051.74
UPPER C
FINISH FLOOR
ELEV. = 2052.43
15,400 TOTAL SQUARE FEET
HEIGHT = 20' ABOVE FINISHED FLOOR

BUILDING "A" DETAILS
LOWER A
FINISH FLOOR
ELEV. = 2053.64
UPPER A
FINISH FLOOR
ELEV. = 2054.96
12,764 TOTAL SQUARE FEET
HEIGHT = 20' ABOVE FINISHED FLOOR

NOTES!!!

- 1 THIS PLAT HAS BEEN UPDATED PER A FIELD VERIFICATION SURVEY PERFORMED ON MAY 15, 2015 BY THOMPSON & LITTON, INC. SURVEY PERSONNEL NO COMPLETE BOUNDARY SURVEY WAS PERFORMED AT THIS TIME.
- 2 AREA IS IN ZONE X PER FEMA MAP S1167C0245C, EFFECTIVE DATE -9/29/10
- 3 STREET ADDRESS FOR OUTLOT IS: 773 REGIONAL PARK ROAD
- 4 LOCATION OF UNDERGROUND UTILITIES WAS OBTAINED FROM OTHER PARTIES AND COULD NOT BE VARIFIED.
- 5 NO VISIBLE INCROACHMENTS WERE NOTED DURING SURVEY

LEGEND

- IPF IRON PIN FOUND (3/8" REBAR)
- IPS IRON PIN SET (1/2" REBAR)
- PKS PK NAIL SET
- MNS MAG NAIL SET
- MNF MAG NAIL FOUND
- AS NOTED
- UTILITY LINES
- UG UNDERGROUND UTILITY LINES
- FENCE
- SANITARY MANHOLE
- SANITARY SEWER
- STORM DRAIN/DROP INLET
- WATER LINE
- UTILITY POLE
- LIGHT POLE
- GASLINE
- PARKING SPACES
- PROPERTY LINE
- HANDICAPPED PARKING
- SIGN
- GATE VALVE
- FIRE HYDRANT
- WATER METER
- CLEAN OUT
- GUARDRAIL
- P.O.B. POINT OF BEGINNING
- VARIOUS DISTANCES TO PROPERTY LINES

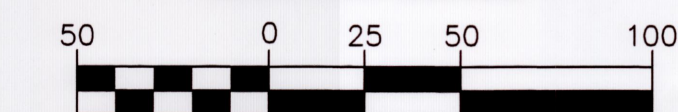
CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	CHORD LGT.
C1	61.58'	125.00'	N49°06'48"E	60.96'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S05°18'10"E	18.91
L2	S30°48'39"E	190.64
L3	N63°12'55"E	87.30
L4	S26°46'11"E	235.02
L5	S63°10'23"W	13.64
L6	S26°46'50"E	90.02
L7	S63°12'18"W	29.85
L8	S33°34'04"W	127.19
L9	N56°26'22"W	96.22
L10	N26°47'46"W	107.26
L11	N63°13'12"E	4.67
L12	N26°46'29"W	196.98
L13	S63°18'13"W	30.51
L14	N26°45'59"W	275.48
L15	N63°13'37"E	33.50
L16	N26°47'13"W	36.49
L17	N63°13'37"E	92.08
L18	S03°34'10"E	129.45

GRAPHIC SCALE



SCALE: 1" = 50'

STATE : VIRGINIA
COUNTY : RUSSELL
DISTRICT : LEBANON
WATERS OF : CEDAR CREEK
DATE : APRIL, 2003
SCALE : 1" = 50 FEET
REVISED : JUNE 4, 2003
JUNE 25, 2003
SEPTEMBER 14, 2005
JUNE 1, 2015

P&T Partners, LLC
COLONIAL PLAZA
LOT 5
PLAT CABINET 1, SLIDE 282D