

SCHEDULE B - PART II EXCEPTIONS

THIS PLAT HAS BEEN PREPARED IN REFERENCE TO COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 2227021 ISSUED BY STEWART TITLE GUARANTY COMPANY HAVING AN COMMITMENT DATE OF FEBRUARY 10, 2022 AT 8:00 A.M.

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. ~ NOT A SURVEY MATTER
2. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. ~ NOT A SURVEY MATTER
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. ~ NOT A SURVEY MATTER
4. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. ~ NOT A SURVEY MATTER
5. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. ~ SEE NOTE 8
6. INTENTIONALLY DELETED
7. TAXES OR SPECIAL ASSESSMENTS SUBSEQUENT TO THOSE FOR THE SECOND HALF OF THE YEAR 2021, A LIEN BUT NOT YET DUE AND PAYABLE. ~ NOT A SURVEY MATTER

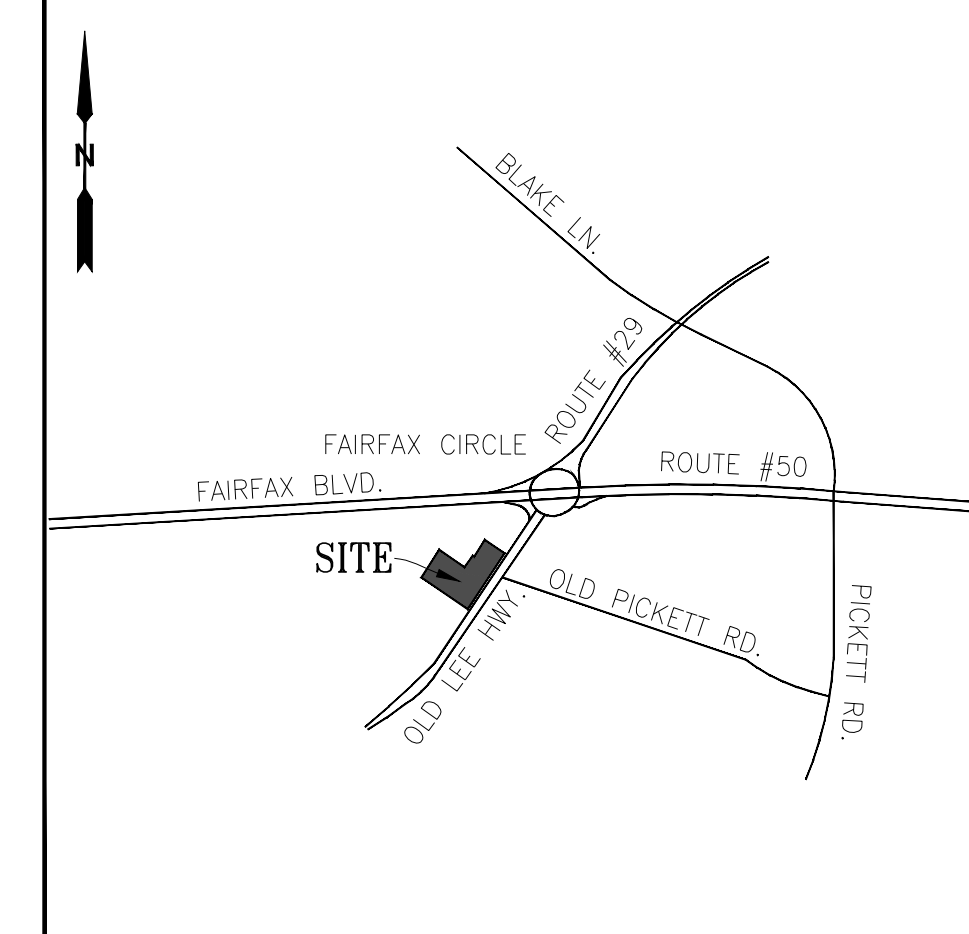
8. TERMS AND PROVISIONS OF EASEMENTS FOR WATERLINE PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 1951, PAGE 351. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON

EXCEPTIONS 9 THRU 12 FOLLOWING PERTAIN ONLY TO PARCEL 1:

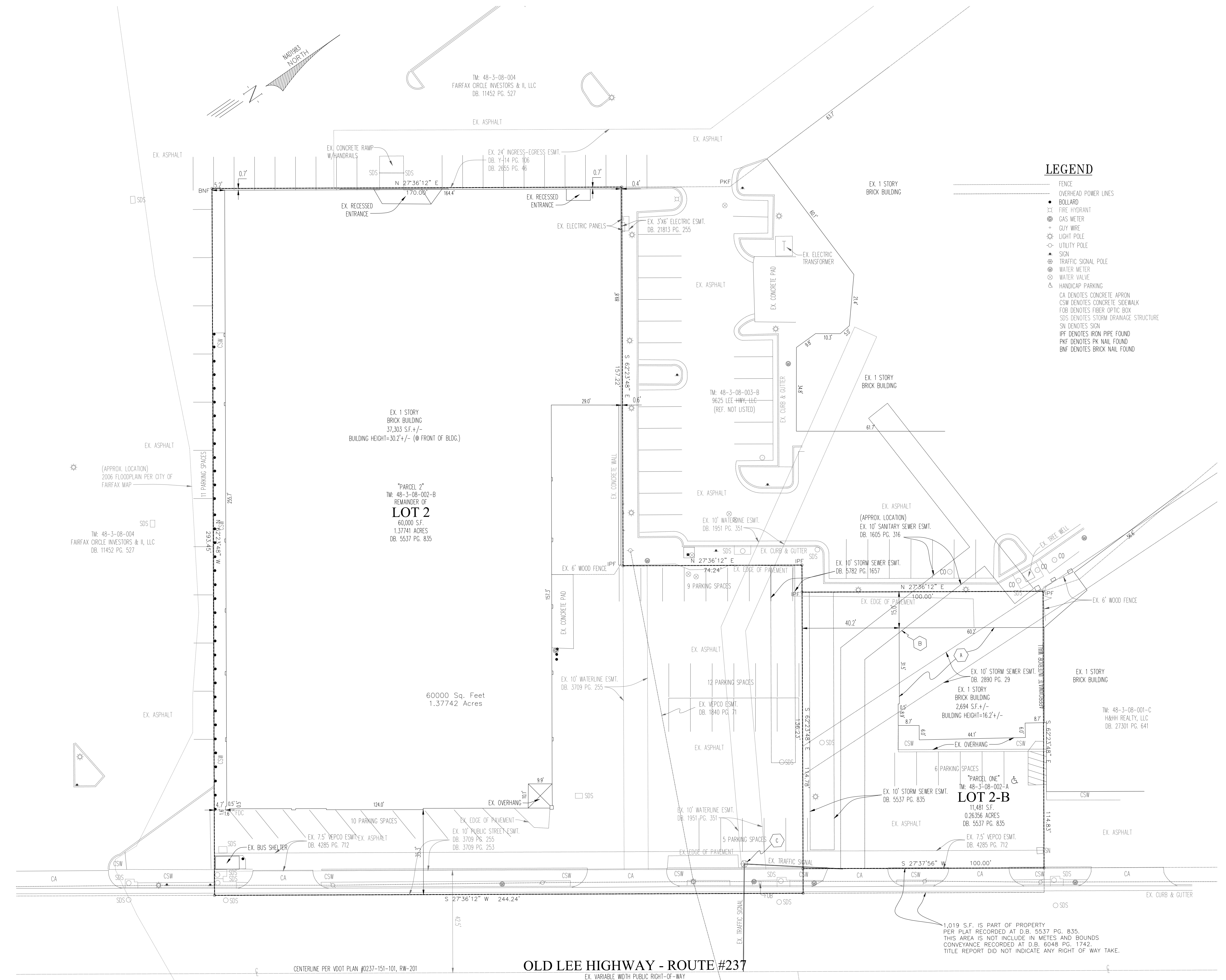
- 9. TERMS AND PROVISIONS OF EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 1840, PAGE 71. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON (PARCEL 2)
10. TERMS AND PROVISIONS OF EASEMENTS FOR SANITARY SEWER PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 1605, PAGE 316. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON
11. TERMS AND PROVISIONS OF EASEMENTS FOR STORM SEWER PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 5782, PAGE 1657. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON (PARCEL 2)
12. TERMS AND PROVISIONS OF RESTRICTIVE COVENANTS APPEARING OF RECORD IN INSTRUMENTS RECORDED IN DEED BOOK 21945, PAGE 742; DEED BOOK 2890, PAGE 29; AND, DEED BOOK 5537, PAGE 835. ~ AFFECTS SURVEYED PROPERTY; CANNOT BE GRAPHICALLY DEPICTED

EXCEPTIONS 13 THRU 19 FOLLOWING PERTAIN ONLY TO PARCEL 2:

- 13. TERMS AND PROVISIONS OF EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5268, PAGE 248. ~ DOES NOT AFFECT SURVEYED PROPERTY
14. TERMS AND PROVISIONS OF EASEMENTS GRANTED TO CHESAPEAKE & POTOMAC TELEPHONE COMPANY BY INSTRUMENT RECORDED IN DEED BOOK 5409, PAGE 1330. ~ DOES NOT AFFECT SURVEYED PROPERTY
15. TERMS AND PROVISIONS OF AGREEMENTS WITH THE CITY OF FAIRFAX REGARDING THE USE OF PARKING SPACES AS SET FORTH IN INSTRUMENTS RECORDED IN DEED BOOK 2862, PAGE 554 AND DEED BOOK 7505, PAGE 664. ~ AFFECTS SURVEYED PROPERTY; CANNOT BE GRAPHICALLY DEPICTED
16. TERMS AND PROVISIONS OF AGREEMENTS WITH THE CITY OF FAIRFAX REGARDING THE INSTALLATION AND MAINTENANCE OF WATER LINE UTILITIES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 3709, PAGE 255. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON
17. TERMS AND PROVISIONS OF EASEMENTS FOR SIDEWALK AND PUBLIC ROAD PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 3709, PAGE 253. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON
18. TERMS AND PROVISIONS OF EASEMENTS FOR TEMPORARY SLOPE AND GRADING PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 4285, PAGE 712. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON - TEMPORARY SLOPE & GRADING EASEMENT HAS TERMINATED - VEPCO EASEMENT IS SHOWN HEREON
19. TERMS AND PROVISIONS OF EASEMENTS FOR STORM SEWER PURPOSES AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 5782, PAGE 1657. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON
20. TERMS AND PROVISIONS OF RESTRICTIVE COVENANTS APPEARING OF RECORD IN INSTRUMENT RECORDED IN DEED BOOK 1600, PAGE 551. ~ DOES NOT AFFECT SURVEYED PROPERTY; HAS EXPIRED BY TERMS OF DEED
21. TERMS AND PROVISIONS OF EASEMENTS AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 21813, PAGE 255. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON
22. TERMS AND PROVISIONS OF SETTLEMENT AGREEMENT AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 9104, PAGE 90. ~ AFFECTS SURVEYED PROPERTY; CANNOT BE GRAPHICALLY DEPICTED
23. TERMS AND PROVISIONS OF DEED OF VACATION OF POBST AVENUE RECORDED IN DEED BOOK 1863, PAGE 283. ~ AFFECTS SURVEYED PROPERTY AS SHOWN HEREON



VICINITY MAP SCALE: 1" = 100'



NOTES

- 1. THE PROPERTIES DELINEATED HEREON ARE LOCATED ON CITY OF FAIRFAX, VIRGINIA TAX MAP # 48-3-08-002-A AND #48-3-08-002-B AND ARE CURRENTLY ZONED CR (COMMERCIAL RETAIL).
2. SURVEYED PROPERTIES ARE IN THE NAME OF WOODBRIDGE COMMONS, LLC AS RECORDED IN DEED BOOK 27707 AT PAGE 1968 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THE PROPERTY SHOWN HEREON IS LOCATED IN ZONE 'XX', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 5155240 0330, EFFECTIVE DATE JUNE 2, 2006.
4. IN THE PROCESS OF CONDUCTING THE FIELDWORK: NO EVIDENCE OF CEMETERIES OBSERVED. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED. NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE OBSERVED. NO EVIDENCE OF FIELD DELINEATED WETLANDS MARKERS OBSERVED.
5. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PER CONTROLLING JURISDICTION.
6. SUBJECT PROPERTIES HAVE DIRECT ACCESS TO OLD LEE HIGHWAY - ROUTE #237 A DEDICATED PUBLIC RIGHT-OF-WAY.
7. SUBJECT PROPERTY ADDRESS: #3226 OLD LEE HIGHWAY, FAIRFAX, VIRGINIA 22030 (TM: 48-3-08-002-A) #3250 OLD LEE HIGHWAY, FAIRFAX, VIRGINIA 22030 (TM: 48-3-08-002-B)
8. ENCROACHMENTS (A) BUILDING ON PARCEL ONE ENCLOSES INTO STORM DRAIN EASEMENT RECORDED AT DEED BOOK 2890 PAGE 29. (B) BUILDING ON PARCEL ONE ENCLOSES INTO SANITARY SEWER EASEMENT RECORDED AT DEED BOOK 1605 PAGE 316. (C) TRAFFIC SIGNAL ON PARCEL TWO WITHOUT THE BENEFIT OF EASEMENT

PARKING TABULATION

PARCEL ONE - 6 PARKING SPACES
PARCEL TWO - 36 PARKING SPACES

LEGAL DESCRIPTION PER TITLE

ALL THAT CERTAIN LOT OR PARCEL OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, LOCATED IN THE CITY OF FAIRFAX, VIRGINIA AND BEING KNOWN AS FOLLOWS: LOT 2-B, SECTION 2, EAST FAIRFAX PARK, AS SHOWN ON DEED OF RE-SUBDIVISION AND RE-DEDICATION BY L. W. SWEENEY DATED MARCH 25, 1981 WITH PLAT OF SURVEY BY JAMES A. SMITH, CLS DATED NOVEMBER 20, 1980 ATTACHED THERETO, AND RECORDED IN DEED BOOK 5537 AT PAGE 835, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

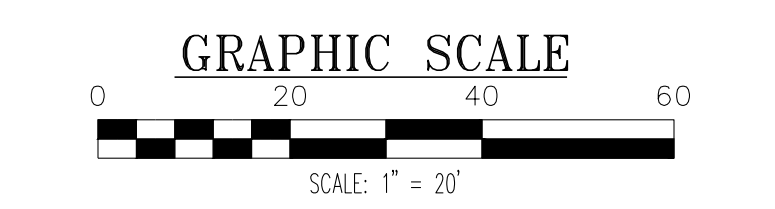
AND BEING FURTHER DESCRIBED BY METES AND BOUNDS IN A DEED BY AND BETWEEN JAMES HERMAN SWEENEY, UNMARRIED AND JUDY SWEENEY AND WILLIS J. LOTHROP, JR., HER HUSBAND, AND JACKSON EDWARD SWEENEY AND LENOR V. SWEENEY, HIS WIFE, DESCENDANTS OF UNWORTH W. SWEENEY, DECEASED, BY VIRTUE OF WILL RECORDED IN WILL BOOK 343 PAGE 843, TO THE SOUTHLAND CORPORATION, A TEXAS CORPORATION, DATED NOVEMBER 2, 1984 AND RECORDED IN DEED BOOK 6048 AT PAGE 1742, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, AS FOLLOWS:

BEGINNING AT A SET P.K. NAIL ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OLD LEE HIGHWAY (ROUTE 237), 42.5' FROM CENTERLINE, SAID NAIL IS ALSO THE SOUTHEASTERLY CORNER OF LOT 1-C, THENCE S 34 DEGREES 33' 14" W 100.00' WITH THE SAID RIGHT-OF-WAY LINE OF OLD LEE HIGHWAY TO A DRILL HOLE BEING THE NORTHEASTERLY CORNER OF LOT 2; THENCE N 55 DEGREES 28' 30" W 114.78' DEPARTING FROM OLD LEE HIGHWAY AND FOLLOWING THE NORTHERLY LINE OF SAID LOT 2 TO AN IRON PIPE SET AT A SOUTHEASTERLY CORNER OF LOT 3-B; THENCE N 34 DEGREES 33' 30" E 120.00' WITH LOT 3-B TO AN IRON PIPE SET AT THE SOUTHWESTERLY CORNER OF THE AFORESAID LOT 1-C; THENCE S 55 DEGREES 28' 30" E 114.83' WITH LOT 1-C TO THE POINT OF BEGINNING AND CONTAINING 11,481 SQUARE FEET OR 0.2636 ACRE OF LAND, MORE OR LESS.

PARCEL 2:
BEGINNING AT A POINT IN THE WESTERLY LINE OF OLD LEE HIGHWAY, ROUTE #237, SAID POINT BEING S. 34 DEGREES 31 MINUTES 30 SECONDS W. 170.00 FEET FROM THE FRONT CORNER COMMON TO LOTS 1A AND 1B, SECTION 2, EAST FAIRFAX PARK, AS RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA SAID POINT BEING ALSO IN THE EAST LINE OF LOT 2, EAST FAIRFAX PARK, AND THE SOUTHEAST CORNER OF THE PARCEL, NOW LEASED TO 7-11 STORES, INC., THENCE RUNNING ALONG THE WESTERLY LINE OF OLD LEE HIGHWAY S. 34 DEGREES 31 MINUTES 30 SECONDS W. 244.24 FEET TO A POINT IN THE SOUTHERLY LINE OF VACATED POBST AVENUE (50 FEET WIDE) AS VACATED IN DEED BOOK 1863, PAGE 283, AMONG THE AFOREMENTIONED LAND RECORDS; THENCE DEPARTING FROM SAID WESTERLY LINE AND RUNNING ALONG A PORTION OF THE SOUTHERLY LINE OF THE NOW VACATED POBST AVENUE W. 55 DEGREES 28 MINUTES 30 SECONDS W. 293.45 FEET TO A POINT; THENCE DEPARTING FROM SAID SOUTHERLY LINE AND RUNNING ACROSS VACATED POBST AVENUE AND ALONG A PORTION OF THE WESTERLY LINE OF LOT 2, SECTION 2, EAST FAIRFAX PARK, N. 34 DEGREES, 31 MINUTES, 30 SECONDS E. 170.00 FEET TO A POINT; THENCE DEPARTING FROM SAID WESTERLY LINE AND RUNNING THROUGH LOT 2 ON THE FOLLOWING COURSES: S. 55 DEGREES 28 MINUTES 30 SECONDS E. 197.22 FEET, N. 34 DEGREES 31 MINUTES 30 SECONDS E. 74.24 FEET, AND S. 55 DEGREES 28 MINUTES 30 SECONDS E. 136.23 FEET (THE LAST 125 FEET OF THIS LAST MENTIONED COURSE IS COMMON WITH THE PARCEL NOW OR FORMERLY LEASED TO 7-11 STORES, INC.) TO THE POINT OF BEGINNING, CONTAINING 60,000 SQUARE FEET OF LAND.

TOGETHER WITH THE RIGHT TO USE JOINTLY WITH L.W. SWEENEY, ET UX, THEIR HEIRS AND ASSIGNS, A 24 FOOT EASEMENT OVER ADJACENT LAND, WHICH EASEMENT IS BOUND AS FOLLOWS:

BEGINNING AT A PIPE IN THE SOUTHERLY BOUNDARY LINE OF THE LEE BOULEVARD AND A CORNER TO THE AFORESAID 0.774 ACRE TRACT OWNED BY ROBERT HUTCHINSON, ET AL; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT S. 2 DEGREES 15 MINUTES E. 168.00 FEET TO A PIPE IN THE CORNER OF THE LAND OF ROBERT L. HUTCHINSON, ET AL, AND 1.6941 ACRE BOUNDARY OF SAID TRACT HEREBY CONVEYED TO THEM; THENCE ALONG THE WESTERLY BOUNDARY OF SAID TRACT HEREBY CONVEYED S. 34 DEGREES 31 MINUTES 30 SECONDS W. 164.31 FEET TO A PIPE; THENCE N. 55 DEGREES 28 MINUTES 30 SECONDS W. 24 FEET TO A PIPE; THENCE PARALLELING THE EASTERLY BOUNDARY LINE OF SAID EASEMENT AND AT ALL POINTS 24 FEET DISTANT THEREFROM TO A PIPE IN THE SAID SOUTHERLY BOUNDARY LINE OF THE LEE BOULEVARD AND 24 FEET DISTANT FROM THE POINT OF BEGINNING; THENCE ALONG SAID BOUNDARY LINE OF THE LEE BOULEVARD TO THE BEGINNING.

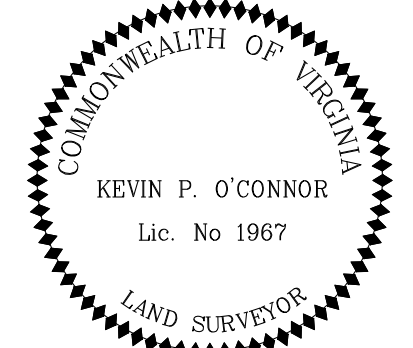


SURVEYOR'S CERTIFICATE

TO: WOODBRIDGE COMMONS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, AND STEWART TITLE GUARANTY 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, 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 8, 2022.

DATE OF PLAT: AUGUST 10, 2022
KEVIN P. O'CONNOR, LS #19671, DATE AUGUST 10, 2022
kcoconnor@urban-lltd.com



ALTA/NSPS LAND TITLE SURVEY ON THE PROPERTY OF WOODBRIDGE COMMONS, LLC

DEED BOOK 27707 PAGE 1968 CITY OF FAIRFAX, VIRGINIA

SCALE: 1" = 20' DATE: AUGUST 10, 2022



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