

DATA
ZONED: B-2, BUSINESS DISTRICT
SETBACK REQUIREMENTS:
FRONT: 40'
SIDE : NONE
REAR : 20'
BUILDING HEIGHT: 55'
MIN. LOT AREA: 20,000 sq.ft.
MIN. LOT WIDTH: 100'
BANKS ARE A PERMITTED USE IN CURRENT ZONING DISTRICT
SOURCE OF DATA
HENRICO COUNTY
4301 E. PARHAM ROAD
HENRICO, VIRGINIA 23228
(804) 501-4602
http://www.co.henrico.va.us/planning/

AREA
19,986 SQ.FT.
0.459 ACRES

PARKING TABLE

TYPE OF SPACES	NO. OF SPACES
REGULAR	18
COMPACT	0
HANDICAP	1
TOTAL	19

PARKING REQUIREMENTS
1 SP PER 250 SQ. FT. OF GROSS FLOOR AREA FOR CUSTOMER SERVICE, LOBBY AND TELLER AREA PLUS ONE SP PER EMPLOYEE ON THE LARGEST SHIFT

ACCESS NOTE

ACCESS TO SUBJECT PROPERTY VIA PUBLIC RIGHT OF WAY OF COURTHOUSE ROAD AND CRESTAR DRIVE.

ENCROACHMENTS/PROJECTIONS

NONE OBSERVED

REFERENCE PLAT

1. PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY PREPARED FOR: "SPOTSYLVANIA COURTHOUSE", PREPARED BY BARTHOL DESIGN ASSOCIATES, DATED JUNE 13, 2007, LAST REVISED MARCH 13, 2008.

TAX ASSESSOR PARCEL NO.

47A5-1A

BASIS OF BEARINGS

THE BEARING SOUTH 57°19'10" EAST LOCATED ON THE NORTHERN PROPERTY LINE OF THE SUBJECT PROPERTY, PER REF. PLAT NOTED HEREON, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY

FLOOD ZONE

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS, SPOTSYLVANIA COUNTY, COMMONWEALTH OF VIRGINIA WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1998, THE PROPERTY SURVEYED AND SHOWN HEREON LIES WITHIN ZONE "X" PER COMMUNITY MAP NO. 5103080200C.

ZONE "X" DEFINED AS AREAS OUTSIDE OF 500 YEAR FLOOD PLAIN

SURVEYOR'S NOTES

1. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
2. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND REFERENCE PLAT INFORMATION
3. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
4. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR CEMETERY.
5. THE SUBJECT PROPERTY IS CONTIGUOUS TO THE NORTHERN RIGHT OF WAY OF CRESTAR ROAD AND THE WESTERN RIGHT OF WAY OF COURTHOUSE ROAD.
6. SUBJECT PROPERTY FIELD SURVEYED 5/25/2013.
7. OBSERVED POSTED ADDRESS: NOT POSTED AT TIME OF SURVEY.
8. NO EVIDENCE OF POTENTIAL WETLANDS WERE OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THE SURVEY WAS CONDUCTED, NOR HAVE WE RECEIVED ANY DOCUMENTATION OF ANY WETLANDS BEING LOCATED ON THE SUBJECT PROPERTY.
9. (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY.
(B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE TITLE COMMITMENT.
(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT.
(D) THE BOUNDARY LINES OF THE PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS OF WAY AND EASEMENTS, PUBLIC OR PRIVATE, AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.
(E) THE PROPERTY CONSISTS OF ONLY ONE PARCEL
10. ALL VISIBLE ABOVE GROUND UTILITIES APPEAR TO ENTER THE SUBJECT PROPERTY FROM THE PUBLIC RIGHT-OF-WAY OR THROUGH DEDICATED EASEMENTS
11. SUBJECT PROPERTY APPEARS TO DRAIN INTO PUBLIC RIGHT OF WAY
12. NO CREEKS OR STREAMS OBSERVED AT TIME OF FIELD SURVEY.
13. THE BUILDING SQUARE FOOTAGE REFLECTED HEREON IS BASED ON BUILDING FOOTPRINT ONLY, AS MEASURED AT TIME OF FIELD SURVEY.

LEGEND

BL BUILDING LINE
CL CENTERLINE
CMP CORRUGATED METAL PIPE
CT CRIMP TOP
DE DRAINAGE EASEMENT
EP EDGE OF PAVEMENT
IPO IRON PIN SET
IPS IRON PIN SET
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONC PIPE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT

TEL TELEPHONE PEDESTAL
CB CATCH BASIN
DI DROP INLET
ELEC TRANS
ELEVATION
FIRE HYDRANT
GAS METER
GAS VALVE
LIGHT POLE
POWER POLE
GUY ANCHOR
MANHOLE
TELEPHONE MANHOLE
CLEAN OUT

TC/BC TOP/BOTTOM CURB
TW/BW TOP/BOTTOM WALL
VCP VITRIFIED CLAY PIPE
WATER METER
CABLE TV
FENCE LINE
FIBER OPTIC CABLE
GAS LINE
OVERHEAD POWER
OVERHEAD TELEPHONE
STORM DRAIN
SANITARY SEWER
UNDERGROUND POWER
UNDERGROUND TEL
WATER LINE

TITLE COMMITMENT LEGAL DESCRIPTION

ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN SPOTSYLVANIA COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN COURTLAND DISTRICT, SPOTSYLVANIA COUNTY, VIRGINIA, AT SPOTSYLVANIA COURTHOUSE CONTAINING 0.4588 ACRES SHOWN ON MAP AND PLAT OF SAME MADE BY WILLIAM HUGH REDD, C.S. DATED DECEMBER 17, 1963, SAID PLAT ATTACHED TO THAT DEED RECORDED IN DEED BOOK 209, PAGE 69.

EASEMENTS

NUMBERS CORRESPOND TO SCHEDULE B EXCEPTION ITEMS
FIRST AMERICAN TITLE INSURANCE COMPANY
COMMITMENT NO.: NCS-569446-210-CH12
DATED: JANUARY 28, 2013

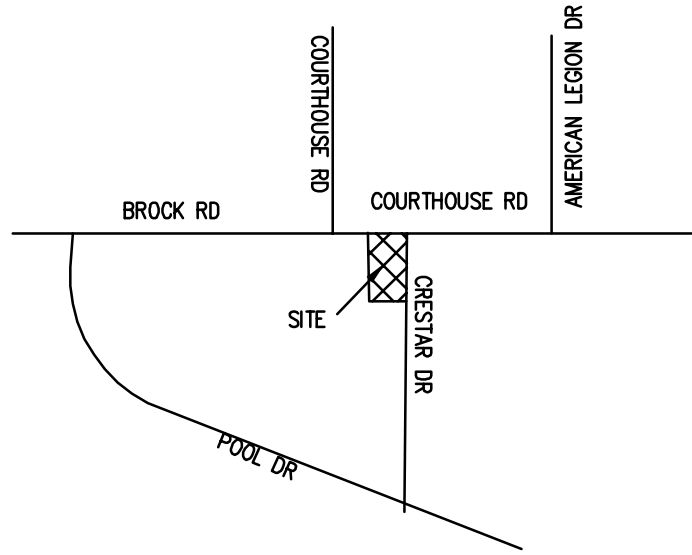
2. RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES. — GENERAL IN NATURE
3. EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED OCTOBER 17, 1951, RECORDED SEPTEMBER 10, 1952 IN DEED BOOK 161, PAGE 477. UNABLE TO DETERMINE AFFECT BASED ON DESC. — EASEMENT RIGHTS GENERAL IN NATURE
4. EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA, DATED NOVEMBER 26, 1951, RECORDED SEPTEMBER 10, 1952 IN DEED BOOK 161, PAGE 486. UNABLE TO DETERMINE AFFECT BASED ON DESC. — EASEMENT RIGHTS GENERAL IN NATURE
5. INTEREST OF SUNTRUST UNDER AN UNRECORDED LEASE. AFFECTS — GENERAL IN NATURE

SURVEYOR'S WRITTEN LEGAL DESCRIPTION

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF SPOTSYLVANIA, COMMONWEALTH OF VIRGINIA, AND CONTAINING 0.459 ACRES ACCORDING TO A PLAT ENTITLED "ALTA/ACSM LAND TITLE SURVEY FOR NATIONAL RETAIL PROPERTIES, INC.", DATED MAY 25, 2013, PREPARED BY SITE DESIGN, INC., AND HAVING ACCORDING TO SAID PLAT THE FOLLOWING METES AND BOUNDS TO WIT:

BEGINNING AT A 5/8" REBAR IRON PIN SET LOCATED ON THE WESTERN RIGHT OF WAY OF COURTHOUSE ROAD AND THE NORTHERN RIGHT OF WAY OF CRESTAR DRIVE, AT THEIR INTERSECTION; THENCE RUNNING WITH THE NORTHERN RIGHT OF WAY OF CRESTAR DRIVE S 57°19'10" W 200.00 FEET TO A 5/8" REBAR IRON PIN SET; THENCE TURNING AND RUNNING STILL WITH SAID RIGHT OF WAY AND ALSO WITH THE COMMON LINE OF LAKE SHORE ASSOCIATES, INC. PROPERTY NOW OR FORMERLY N 30°30'20" W 100.00 FEET TO AN OLD 1" OPEN TOP IRON PIN AT THE JOINT CORNER OF VIRGINIA COMMUNITY BANK PROPERTY, NOW OR FORMERLY AND ALSO THE JOINT CORNER OF COURTLAND GARDENS PROPERTY, NOW OR FORMERLY; THENCE TURNING AND RUNNING WITH THE COMMON LINE OF SAID COURTLAND GARDENS PROPERTY N 57°19'10" E 200.00 FEET TO A MAG NAIL SET LOCATED ON THE WESTERN RIGHT OF WAY OF COURTHOUSE ROAD; THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY S 30°30'20" E 100.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THIS BEING THE SAME PROPERTY REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-569446-210-CH12 BEARING AN EFFECTIVE DATE OF JANUARY 28, 2013.



VICINITY MAP NOT TO SCALE

SURVEYOR'S CERTIFICATE

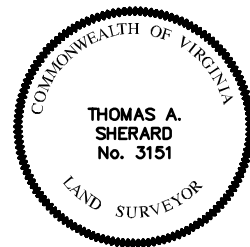
TO: INLAND AMERICAN ST PORTFOLIO IV, L.L.C., NATIONAL RETAIL PROPERTIES, INC., NATIONAL RETAIL PROPERTIES, LP, NNN ACQUISITIONS, INC., SUNTRUST BANK, THE MATTHEWS COMPANY, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11(A), 13, 14, 16, 17, 18, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2013.

DATE OF PLAT OR MAP: MAY 31, 2013

BY: T. ANDREW SHERARD, P.E., R.L.S.

T A Sherard
VA. REG. NO. 003151
COMMONWEALTH OF VIRGINIA



THIS BEING THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-569446-210-CH12 BEARING AN EFFECTIVE DATE OF JANUARY 28, 2013.

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

PREPARED BY:



"ALTA/ACSM LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY Inc.
17220 Newhope Street, Suites 108-110, Fountain Valley, CA 92708
Tel: (714)979-7181 Fax: (714)641-2840
www.themattthewscompany.com

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6-11-13	REVISE PER CLIENT COMMENTS	DRA
DATE	REVISION	BY

NATIONAL RETAIL PROPERTIES, INC.

**8970 Courthouse Road
Spotsylvania County
Spotsylvania, Virginia
(SunTrust)**

SCALE: 1" = 20'	CHKD. / AP'VD: DRA/ACJ
DATE: 5/25/13	APPROVED: TAS
DRAWN BY: DRA	
FLD. BY: TRU	SDI DWG. NO.: S130168

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and Site Design, Inc.'s prior written consent. The Matthews Company, Inc. and Site Design, Inc. expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

Please be advised that The Matthews Company, Inc. and Site Design, Inc. will not include the providers of any third party reports in the Surveyor's Certification.

JN#13-04-143-25127



SITE DESIGN, INC.

CIVIL ENGINEERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS

SURVEYOR'S CERTIFICATION

To Inland American ST Portfolio IV, L.L.C., National Retail Properties, Inc., National Retail Properties, LP, NNN Acquisitions, Inc., SunTrust Bank, The Matthews Company, Inc. and First American Title Insurance Company and their respective successors and assigns:

This is to certify that this map or plat and the survey on which it is based: (1) were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 21 and 22 of Table A thereof; (2) correctly shows the record description of the land, the gross square footage of the land, and the location, exterior dimensions and the gross square footage of all buildings, structures or other improvements at ground level, as well as the number and layout of all loading docks and related facilities, and the location of all observed artificial water courses and water bodies on or adjoining the land; (3) correctly shows the location of, and the recording information for, all matters of record affecting the land that are referenced in Title Insurance Commitment No. NCS-569446-210-CHI2 issued by the Title Company; (4) correctly shows that the land is shown on the Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 5103080200C, dated Feb. 18, 1998, for Spotsylvania County, Virginia and no portion of the land is shown to be in a flood hazard; (5) shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage; (6) correctly shows the point of entry of all observed utility services to the land described in this survey, either from adjoining public streets or adjoining private land; (7) correctly shows that if the parcels comprising the land as described on the survey share common boundaries, there are no hiatus parcels between them and no overlaps; (8) correctly shows there are no observed encroachments on the land by improvements on adjacent property or encroachments on adjacent property; including rights-of-way, by any improvements on the land, except as specifically noted on the face of the survey; and (9) correctly shows ingress to and egress from the land is provided by public rights-of-way as shown on the survey, which are contiguous to the land along its southern and eastern boundaries. The undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Virginia, the Relative Positional Precision of this survey does not exceed that which is specified by the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys.

The field work was completed on May 23, 2013. Date of Plat or Map: May 31, 2013

T.A. Sherard, RLS

Commonwealth of Virginia Registered Professional Land Surveyor No. 3151 Date: 6-11-13

Site: 8970 Courthouse Road, Spotsylvania County, Spotsylvania, VA – JN #13-04-143-25127