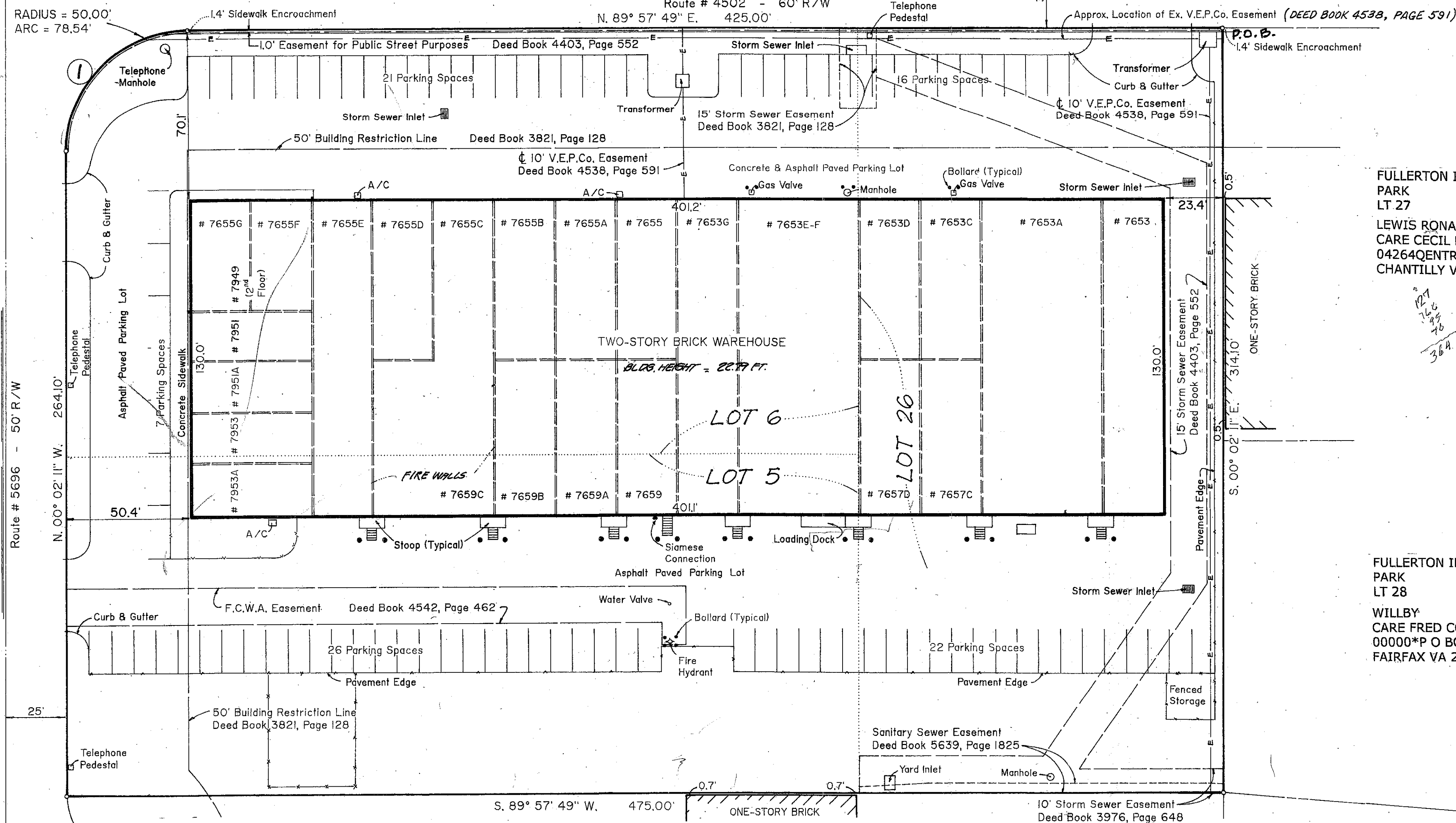


CURVE DATA
RADIUS= 50.00'
ARC= 78.54'
DELTA= 90° 00' 00"
TANGENT= 50.00'
CHORD= N. 44° 57' 49" E. 70.71'

TWIST LANE

FULLERTON ROAD



FULLERTON INDUST
PARK
LT 27
LEWIS RONALD F TR
CARE CECIL PRUITT JR
04264QENTRE CT
CHANTILLY VA 20151

FULLERTON INDUST
PARK
LT 28
WILLBY
CARE FRED CODDING
00000*P O BOX 225 **
FAIRFAX VA 22030

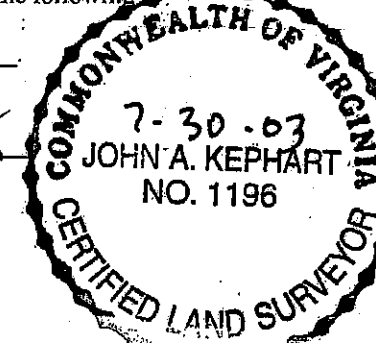
FULLERTON INDUST
PARK
LT 4
SLAN BELVOIR LLLP
SUITE 105
01313*DOLLY MADISON BV
MCLEAN VA 22101

Surveyor's Certificate

I hereby certify that the Jefferson-Pilot Financial Insurance Company and to First American Title Insurance Company, this 3rd day of July, 2003, that the survey prepared by me entitled "ALTA/ACSM-Fullerton Industrial Park" and dated June 30, 2003 (the "Survey") was actually made upon the ground and that it and the information, courses and distances shown hereon are correct; that the title lines shown on the Survey and the lines of actual possession are the same; that the size, location and type of buildings and improvements are as shown on the Survey and all are within the boundary lines and applicable set-back lines of the property; that there are no violations of zoning ordinances, restrictions or other rules or regulations with the reference to the location of said buildings and improvements; that there are no easements or uses affecting this property appearing from a careful physical inspection of the same, other than those shown and depicted on the Survey; that there are no encroachments affecting this property except as specifically shown on the Survey; that all utility services required for the operation of the premises either enter the premises through adjoining public streets or pursuant to recorded permanent easements thereof as to such utility lines which pass through or are located on adjacent private land, which easements are depicted on the Survey; that the Survey shows the location and direction of all storm drainage systems for the collection and disposal of all roof and surface drainage; that any discharge into streams, rivers or other conveyance system is shown on the Survey; and that none of the property lies within the flood hazard areas, in accordance with any maps entitled: "Flood Insurance Rate Map," "Flood Hazard Floodway Boundary Map," "Flood Hazard Boundary Map," or "Flood Boundary and Floodway Map" or any similar map published by the Federal Emergency Management Agency or a Flood Hazard Boundary Map published by the United States Department of Housing and Urban Development, unless otherwise noted.

I further certify that, as of the date hereof, this Survey correctly shows, on the basis of a field transit survey and in accordance with current "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1999 (or thereafter as applicable) and meets the accuracy requirements of an urban survey, as defined therein including items 1-4, 6-11 and 13 & 15 of Table A thereof. The print of survey reflects boundary lines of the described land which "close" by engineering calculations. The property has direct access to and from the following dedicated and accepted public right(s)-of-way, known as
"TWIST LANE AND FULLERTON ROAD"

John A. Kephart
John A. Kephart



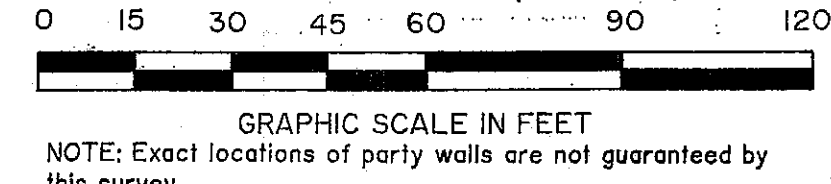
SURVEYOR'S CERTIFICATE

I hereby certify that the position of all the existing improvements shown on the property described hereon has been carefully determined by a "transit-tape" survey based upon the field monumentation found and the public records indicated hereon. Unless shown otherwise, there are no encroachments either way across any of the property lines.

June 28, 2003

John A. Kephart
Certified Land Surveyor
Certificate No. 1196

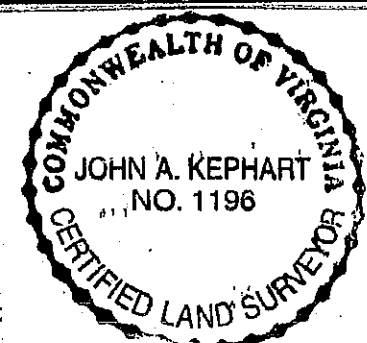
- LEGEND**
- ⑧ MH SEWER MANHOLE
 - ⑦ MH WATER MANHOLE
 - ⑥ MH WATER METER
 - VV WATER VALVE
 - GV GAS VALVE
 - CHM CHIMNEY
 - WLH WALL LIGHT
 - ⑨ FH FIRE HYDRANT
 - OW OVERHEAD WIRES
 - P.O.B. POINT OF BEGINNING
 - B.R.L. BUILDING RESTRICTION LINE



KEPHART & COMPANY

CIVIL ENGINEERING
LAND SURVEYING
LAND PLANNING
(703) 548-5252
(301) 868-9688

9112 SPRING ACRES ROAD CLINTON, MARYLAND 20735



ALTA/ACSM SURVEY
LOTS 5, 6 and 26
FULLERTON INDUSTRIAL PARK

(recorded in Deed Book 3821 at Page 128)
LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

Client: MR. HEMAN WARD

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

K & C REVISIONS	DATE

DATE JULY 1, 2003
SCALE 1" = 80'
DESIGNED BY JMC
DRAWN BY JMC
CHECKED BY JAK
SHEET OF 1
K & C FILE NO. 92-009

GENERAL NOTES:

- This plat was prepared in conjunction with a title report issued by First American Title Insurance Company (Commitment No. 50305019), effective May 12, 2003. Any encumbrances on this property recorded on or after the above date, therefore, may not be indicated hereon.
- Parcel II, known as Lots 5, 6 and 26 of the Fullerton Industrial Park as the same appears duly dedicated, platted and recorded in Deed Book 4327 Page 0429, Deed Book 6395 Page 0966 and Deed Book 3821 Page 128 respectively, among the Land Records of Fairfax County, Virginia, but deleting covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
- The property delineated hereon is located on Real Estate Assessment Map Nos. 99-1-04-0005, 99-1-04-0006 and 99-1-04-0026 and is currently zoned I-5. THERE ARE NO GAPS OR GORES BETWEEN THE LOTS.
- Total area of the property =

Lot 5	45,206 S.F.	1.0378 Acres
Lot 6	56,338 S.F.	1.2933 Acres
Lot 26	47,115 S.F.	1.0816 Acres
TOTAL	148,659 S.F.	3.4127 Acres
- This property is located within a minimal flood hazard area, shown as Zone "X" on Panel 125-D of the current Flood Insurance Rate Map of Fairfax County, Virginia (Community No. 515525, effective March 5, 1990), published by the Federal Emergency Management Agency.
- Property shown is subject to covenants, easements and restrictions recorded in the Deed of Subdivision (Deed Book 3821, Page 128). THERE ARE NO ZONING SETBACK REQUIREMENTS AFFECTING THIS PROPERTY.
- The location of the following easements cited in the title report has not been determined by this survey:
 - Right(s)-of-way granted to Virginia Public Service Company recorded in Deed Book 1-10, Page 562, Deed Book 1-14, Page 478 and Deed Book 637, Page 436.
 - Easement granted to Fairfax County Board of Supervisors as recorded in Deed Book 4286 at Page 304 (Lots 6 and 26 only).
- The following easements cited in the title report do not affect the property shown hereon:
 - Right(s)-of-way granted to Virginia Electric Power Company recorded in Deed Book 1506, Page 218; Deed Book 1557, Page 39; and Deed Book 5626, Page 829.
 - Sanitary Sewer Easement granted to Fairfax County Board of Supervisors in Deed Book 5573, Page 216.

Property Description

Lot 5, 6, and 26
Fullerton Industrial Park
Fairfax County, Springfield Virginia

Beginning at a point along Fullerton Road and at a corner common with Lot 27 and Lot 26 Fullerton Industrial Park; Thence along Lot 27 South 00° 02' 11" East a distance of 314.10 feet to a corner common with Lot 4; Thence along Lot 4 South 89° 57' 49" West a distance of 475.00 feet to a point on the right of way of Twist Lane; Thence along Twist Lane North 00° 02' 11" West a distance of 264.10 feet to a point; Thence along a curve curving to the right having a Radius of 50.00 feet a Arc of 78.54 feet with a Chord and Chord Bearing of North 44° 57' 49" East a distance of 70.71 feet to the point on the right of way line of Fullerton Road; Thence North 89° 57' 49" East a distance of 425.00 feet to the point of beginning, Containing 148,659 Square feet or 3.4127 Acres of Land.

KC-03-08