

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS FOLLOWS:
A) TAX ASSESSMENT NUMBERS 0384-02-76, 0384-16-A, 0384-16-0001 THROUGH 0384-16-0013 ZONED C-2
B) TAX ASSESSMENT NUMBER 0384-02-0030 ZONED C-2 AND C-1A
C) TAX ASSESSMENT NUMBERS 0384-15-A AND 0384-02-0074 ZONED RS-10
2. THE PROPERTY IS NOW IN THE NAME OF THE VIENNA SHOPPING CENTER LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 8414 AT PAGE 1580, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS THAT ARE OBSERVABLE AND CAN BE LOCATED USING NORMAL SURVEY METHODS. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MISS UTILITY MARKINGS AND EXISTING RECORDS. THERE ARE NO GUARANTEES, EITHER EXPRESS OR IMPLIED, THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, OR THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE UNDERGROUND UTILITIES HAVE NOT BEEN PHYSICALLY LOCATED.
4. EXCEPT AS SHOWN, NO EVIDENCE OF: RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS; PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AVAILABLE FROM THE CONTROLLING JURISDICTION; RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
5. TOTAL AREA OF THE PROPERTY IS 260,019 SQUARE FEET OR 5.9692 ACRES.
6. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
7. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 51059C0145E, EFFECTIVE DATE SEPTEMBER 17, 2010, DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
8. EASEMENTS, CONDITIONS, COVENANTS AND RESTRICTIONS, SHOWN AND/OR NOTED, TAKEN FROM THE TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE NUMBER VSC-2016, EFFECTIVE DATE APRIL 26, 2016.
9. BULK REGULATIONS (AS SPECIFIED BY THE TOWN OF VIENNA ZONING ORDINANCE):
ZONE C-1A:
BUILDING HEIGHT: 35'
FRONT: 15'
SIDE: NONE, EXCEPT EACH COMMERCIAL OR INDUSTRIAL BUILDING WITH ANY SIDE WALL CONTAINING WINDOWS/OPENINGS WHICH DOES NOT SIDE ON A STREET/ALLEY, SHALL PROVIDE ALONG SUCH WALL A SIDE YARD OF NOT LESS THAN 5' AND 1' ADDITIONAL FOR EACH STORY ABOVE THE FIRST STORY
REAR: 10'

ZONE C-2:
BUILDING HEIGHT: 35'
FRONT: 15'
SIDE: NONE, EXCEPT EACH COMMERCIAL OR INDUSTRIAL BUILDING WITH ANY SIDE WALL CONTAINING WINDOWS/OPENINGS WHICH DOES NOT SIDE ON A STREET/ALLEY, SHALL PROVIDE ALONG SUCH WALL A SIDE YARD OF NOT LESS THAN 5' AND 1' ADDITIONAL FOR EACH
REAR: 10'

ZONE RS-10:
BUILDING HEIGHT: 35'
FRONT: 50' FROM CENTERLINE STREET WHEN FRONTING UPON A STREET OF LESS THAN 50' IN WIDTH; 25' FROM CENTERLINE STREET WHEN FRONTING UPON A STREET OF MORE THAN 50' IN WIDTH
SIDE: 12'; 40' FOR BUILDINGS OTHER THAN DWELLINGS/ACCESSORY BUILDINGS
REAR: 35'
- A ZONING REPORT WAS NOT PROVIDED FOR THIS SURVEY. THE BUILDING SETBACKS ARE NOT GRAPHICALLY DEPICTED.
10. THE SITE SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(2011)] [EPOCH:2010.0000]] AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS SUBDIVISION BOUNDARY TO NOAA/NGS MONUMENT PID NUMBER A17403; USNO U.S. NAVAL OBSERV CORS ARP. THE COMBINED FACTOR APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99994796. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES AND IN THE PERFORMANCE OF THIS SURVEY IS THE U.S. SURVEY FOOT.

DESCRIPTION

DESCRIPTION OF THE PROPERTY NOW IN THE NAME OF THE VIENNA SHOPPING CENTER LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 8414 AT PAGE 1580 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED, AS FOLLOWS:

PARCEL ONE

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE AVENUE, ROUTE 123, SAID POINT BEING THE NORTH CORNER OF NOW-OR-FORMERLY TOWN OF VIENNA, VIRGINIA; THENCE DEPARTING MAPLE AVENUE, ROUTE 123 AND WITH NOW-OR-FORMERLY TOWN OF VIENNA, VIRGINIA, S 19° 19' 25" E, 83.17 FEET TO A POINT; THENCE S 12° 39' 25" E, 107.34 FEET TO A POINT; THENCE N 42° 30' 35" E, 69.92 FEET TO A POINT, SAID POINT BEING A CORNER OF NOW-OR-FORMERLY MCDIARMID ASSOCIATES; THENCE WITH NOW-OR-FORMERLY MCDIARMID ASSOCIATES, THE SAME LINE CONTINUING WITH NOW-OR-FORMERLY TOWN OF VIENNA, VIRGINIA, S 46° 19' 25" E, 90.01 FEET TO A POINT, SAID POINT BEING A CORNER OF LOT 105A, SECTION TWO, WEST VIENNA WOODS; THENCE WITH THE NORTHWEST LINE OF SECTION TWO, WEST VIENNA WOODS, S 42° 30' 35" W, 519.61 FEET TO A POINT IN THE NORTHEAST RIGHT-OF-WAY OF COTTAGE STREET; THENCE WITH THE RIGHT-OF-WAY OF COTTAGE STREET, N 46° 19' 25" W, 50.00 FEET TO A POINT; THENCE S 42° 30' 35" W, 167.19 FEET TO A POINT; THENCE 31.41 FEET WITH THE ARC OF A CURVE BEARING TO THE RIGHT AND HAVING A RADIUS OF 80.00 FEET (TANGENT LENGTH 15.91 FEET, CHORD LENGTH 31.21 FEET, CHORD BEARING S 53° 45' 43" W) TO A POINT; THENCE S 65° 00' 35" W, 42.77 FEET TO A POINT IN THE NORTHEAST RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673; THENCE WITH THE RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673, N 24° 59' 25" W, 209.33 FEET TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE AVENUE, ROUTE 123; THENCE WITH THE RIGHT-OF-WAY LINE OF MAPLE AVENUE, ROUTE 123, N 43° 40' 35" E, 708.43 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 173,829 SQUARE FEET, OR 3.9906 ACRES, MORE OR LESS.

PARCEL TWO

BEGINNING AT A POINT IN THE SOUTHWEST RIGHT-OF-WAY OF COTTAGE STREET, SAID POINT BEING THE NORTHEAST CORNER OF NOW-OR-FORMERLY OKONIEWSKI; THENCE WITH THE RIGHT-OF-WAY OF COTTAGE STREET, S 46° 19' 25" E, 147.95 FEET TO A POINT, SAID POINT BEING THE NORTH CORNER OF NOW-OR-FORMERLY ROBINSON; THENCE WITH THE NORTHWEST LINE OF NOW-OR-FORMERLY ROBINSON, S 43° 02' 35" W, 172.60 FEET TO A POINT; THENCE S 61° 47' 25" W, 118.51 FEET TO A POINT IN THE NORTHEAST RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673; THENCE WITH THE RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673, N 23° 07' 55" W, 147.47 FEET TO A POINT, SAID POINT BEING THE SOUTH CORNER OF NOW-OR-FORMERLY OKONIEWSKI; THENCE WITH THE SOUTHEAST LINE OF NOW-OR-FORMERLY OKONIEWSKI, N 64° 52' 05" E, 23.62 FEET TO A POINT; THENCE N 47° 34' 55" E, 205.60 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 39,715 SQUARE FEET, OR 0.9117 ACRES, MORE OR LESS.

PARCEL THREE

BEGINNING AT A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF MAPLE AVENUE, ROUTE 123, SAID POINT BEING THE NORTH CORNER OF NOW-OR-FORMERLY 226 MAPLE AVENUE, LLC; THENCE WITH THE RIGHT-OF-WAY LINE OF MAPLE AVENUE, ROUTE 123, N 43° 40' 35" E, 219.92 FEET TO A POINT, SAID POINT BEING THE WEST CORNER OF NOW-OR-FORMERLY DALLAS O. BERRY, TRUSTEE; THENCE WITH NOW-OR-FORMERLY DALLAS O. BERRY, TRUSTEE, S 46° 19' 25" E, 106.95 FEET TO A POINT; THENCE N 43° 40' 35" E, 103.29 FEET TO A POINT IN THE SOUTHWEST RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673; THENCE WITH THE RIGHT-OF-WAY OF COURTHOUSE ROAD, ROUTE 673, S 24° 59' 25" E, 77.40 FEET TO A POINT, SAID POINT BEING THE NORTH CORNER OF NOW-OR-FORMERLY FLORENCE ALLEN ROSEBOROUGH, TRUSTEE; THENCE WITH THE NORTHWEST LINE OF NOW-OR-FORMERLY FLORENCE ALLEN ROSEBOROUGH, TRUSTEE, S 42° 35' 43" W, 293.44 FEET TO A POINT, SAID POINT BEING A CORNER OF NOW-OR-FORMERLY 226 MAPLE AVENUE, LLC; THENCE WITH THE NORTHEAST LINE OF NOW-OR-FORMERLY 226 MAPLE AVENUE, LLC, N 46° 50' 25" W, 184.59 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 46,475 SQUARE FEET, OR 1.0669 ACRES, MORE OR LESS.

BEING THE SAME PROPERTIES DESCRIBED IN THE TITLE COMMITMENT

SCHEDULE B - SECTION 2
EXCEPTION STATUS TABLE

ITEM	DEED BOOK	PAGE	TYPE	STATUS
8	1151	477	SANITARY, STORM	SHOWN
9	1198	478	SIDEWALK AND UTILITY	SHOWN
10	1397	215	VEPCO	SHOWN APPROXIMATE *
	1514	274	VEPCO	SHOWN APPROXIMATE *
	1761	333	VEPCO	SHOWN APPROXIMATE *
	2165	320	VEPCO	SHOWN APPROXIMATE *
	2448	140	VEPCO	SHOWN APPROXIMATE *
11	1403	51	WASHINGTON GAS LIGHT CO.	SHOWN
12	1448	49	DRAINAGE AGREEMENT, BRL	SHOWN
	1448	51	DRAINAGE AGREEMENT, BRL	SHOWN
13	1485	597	CBP TELEPHONE	SHOWN APPROXIMATE *
14	1622	66	STORM	SHOWN APPROXIMATE *
15	1778	490	STORM	SHOWN
16	2841	5	STORM	SUBJECT TO
17	5648	1275	BUS SHELTER	SHOWN
18	8981	1939	PUBLIC ACCESS	SHOWN
18	8981	1949	PUBLIC ACCESS	SHOWN
19	10576	188	BELL ATLANTIC	SHOWN
20	16409	414	LEASE	NOT A SURVEY ITEM
21	23665	842	TEMP. CONST. AND PUBLIC STREET, SIDEWALK, SIGNAL AND UTILITIES	SHOWN
22	23667	1304	VEPCO	SHOWN
	23690	679	VEPCO	SHOWN

* EASEMENT LOCATION IS APPROXIMATE BASED ON GRAPHIC REPRESENTATION IN THE RECORD DOCUMENT AND/OR PHYSICAL EVIDENCE

SURVEYOR'S CERTIFICATE

TO (i) THE VIENNA SHOPPING CENTER LIMITED PARTNERSHIP, (ii) CARDINAL BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR, AND (iii) COMMONWEALTH LAND TITLE INSURANCE COMPANY:

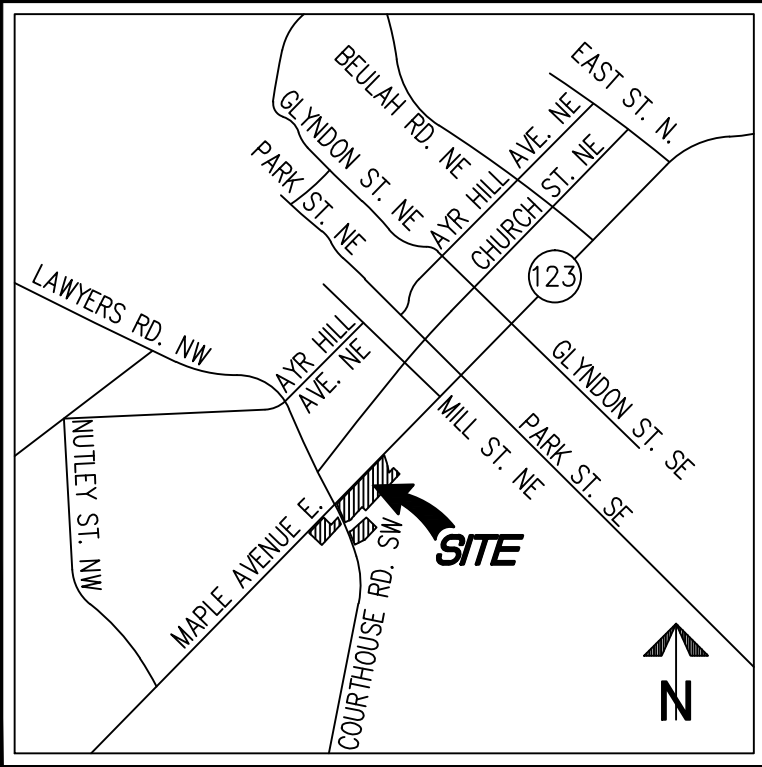
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 12, 2016.



PARKING TABULATION

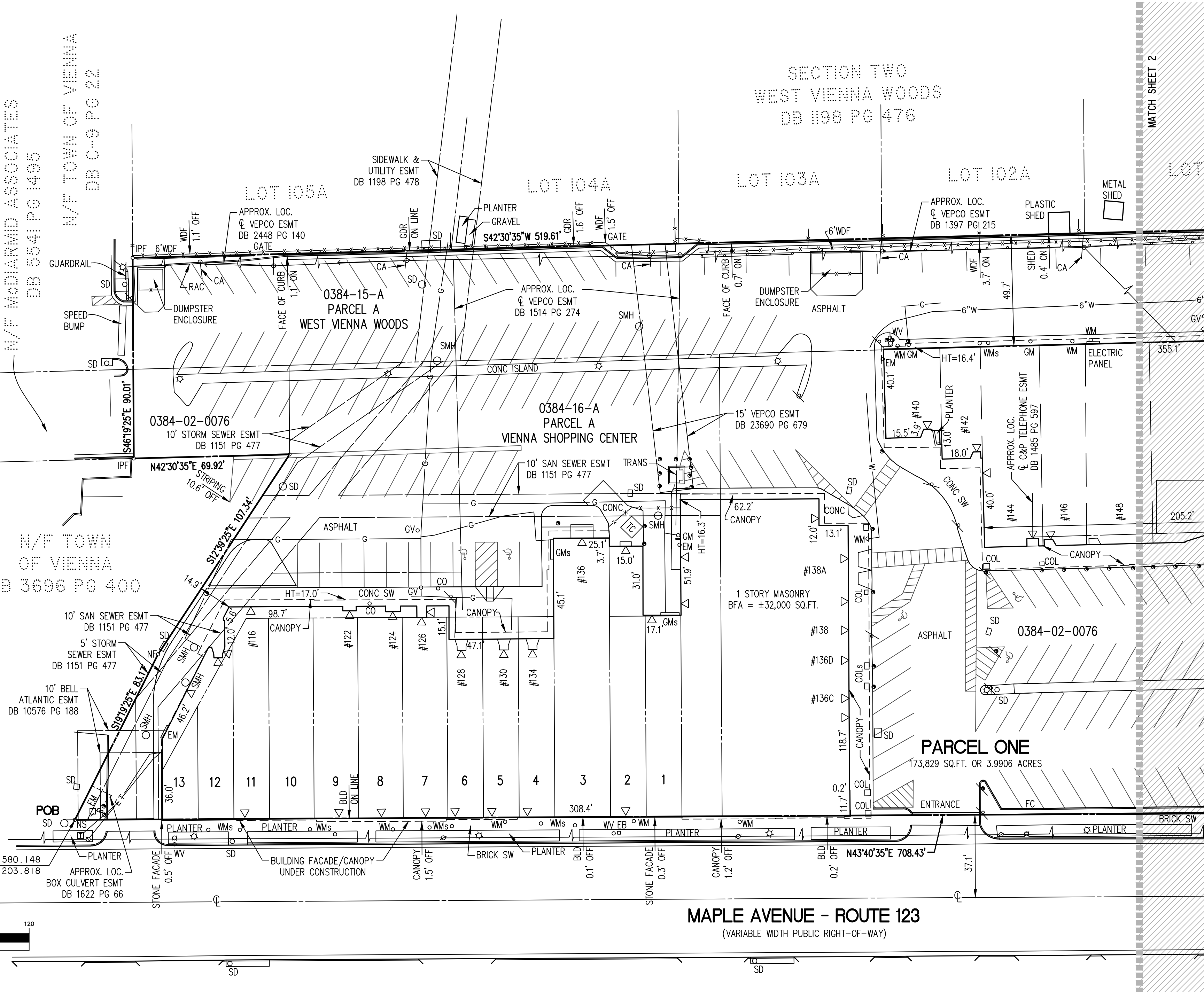
REGULAR SPACES..... 344
RESERVED FOR DISABLED..... 11
TOTAL SPACES..... 355

PARKING COUNT IS BASED ON CLEARLY IDENTIFIABLE STRIPING



VICINITY MAP

SCALE: 1"=2000'



ALTA/NSPS LAND TITLE SURVEY

THE PROPERTY OF
THE VIENNA SHOPPING CENTER
LIMITED PARTNERSHIP
TOWN OF VIENNA, VIRGINIA

REVISIONS

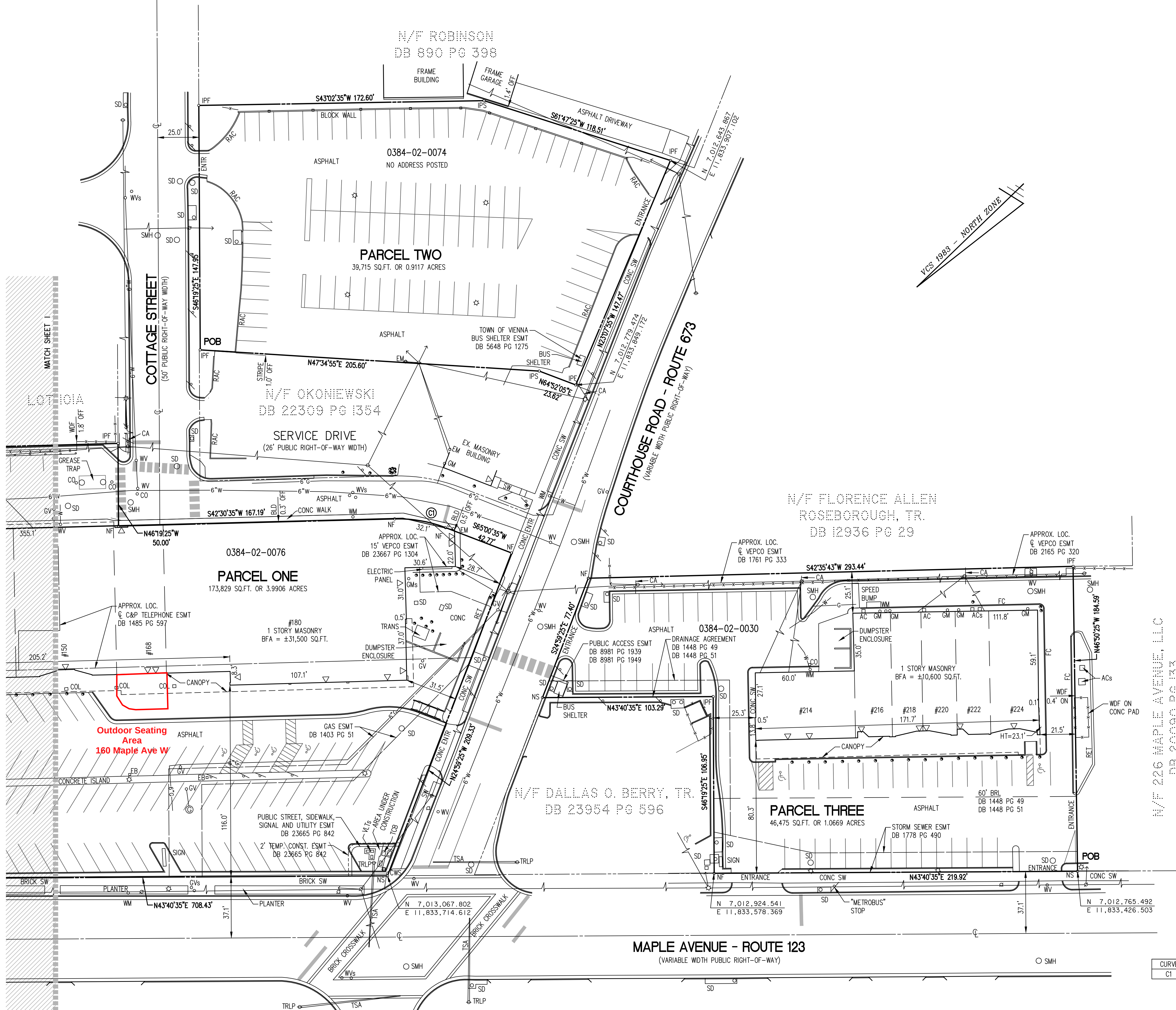
NO.	DESCRIPTION	DATE

WALTER L. PHILLIPS
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Landscape Architects • Arborists
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(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

DATE: MAY 12, 2016

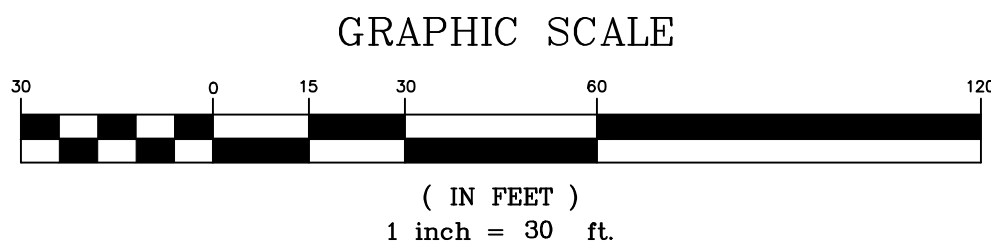
DRAWN: DISH

SCALE: 1"=30'



LEGEND

- AC..... AIR CONDITIONER
- APPROX. LOC..... APPROXIMATE LOCATION
- BFA..... BUILDING FOOTPRINT AREA
- BRL..... BUILDING RESTRICTION LINE
- CA..... CROSS ARM
- CLF..... CHAINLINK FENCE
- CO..... CLEAVOUT
- COL..... COLUMN
- CONC..... CONCRETE
- CONST..... CONSTRUCTION
- CWS..... CROSSWALK SIGNAL
- DB..... DEED BOOK
- EB..... ELECTRIC BOX
- EM..... ELECTRIC METER
- ENTR..... ENTRANCE
- EP..... EDGE OF PAVEMENT
- ESMT..... EASEMENT
- EVL..... ELECTRIC VAULT
- FC..... HEADER CURB
- GR..... GUARDRAIL
- GM..... GAS METER
- GV..... GAS VALVE
- HT..... BUILDING HEIGHT
- IPF..... IRON PIN FOUND (PROPERTY CORNER)
- IPS..... IRON PIN SET (PROPERTY CORNER)
- NF..... NAIL FOUND (PROPERTY CORNER)
- NS..... NAIL SET (PROPERTY CORNER)
- N/F..... NOW OR FORMERLY
- PG..... PAGE
- POB..... POINT OF BEGINNING
- RAC..... ROLLED ASPHALT CURB
- RET..... RETAINING WALL
- SD..... STORM SEWER STRUCTURE
- SMH..... SANITARY SEWER STRUCTURE
- SQ. FT..... SQUARE FEET
- SW..... SIDEWALK
- TC..... TRASH COMPACTOR
- TCB..... TRAFFIC CONTROL BOX
- TRANS..... ELECTRIC TRANSFORMER
- TRLP..... TRAFFIC LIGHT/SIGNAL POLE
- TSA..... TRAFFIC SIGNAL ARM
- WDF..... WATER METER
- WM..... WATER VALVE
- WV..... FIRE HYDRANT
- WV..... DOORWAY/ENTRANCE
- UTILITY POLE
- LIGHT POLE
- TELECOMMUNICATIONS PEDESTAL
- FENCE
- GUY WIRE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND TELECOMMUNICATIONS LINE
- CURB AND GUTTER
- BOLLARD
- SIGN
- GAS MANHOLE
- RESERVED FOR HANDICAPPED



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	80.00'	31.41'	22°29'45"	15.91'	31.21'	S53°45'43"W

ALTA/NSPS LAND TITLE SURVEY

THE PROPERTY OF
THE VIENNA SHOPPING CENTER
LIMITED PARTNERSHIP

TOWN OF VIENNA, VIRGINIA

REVISIONS

NO.	DESCRIPTION	DATE

WALTER L. PHILLIPS
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DATE: MAY 12, 2016

DRAWN: DISH