

LEGAL DESCRIPTIONS

PARCEL A

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO, BELONGING, LYING AND BEING IN THE BRUTON DISTRICT, YORK COUNTY, VIRGINIA, KNOWN AS LOT 1A, PLAT OF SUBDIVISION STANDING IN THE NAME OF PAGE AND BETTY DYE, RECORDED IN MAP BOOK 12, PAGES 584 AND 585, YORK COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT AN OLD ROD ON THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) BEING 815.37 FEET FROM THE EASTERN LINE OF MOORETOWN ROAD, STATE ROUTE 603, THE POINT OF CURVE;
THENCE, (1) IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), IN A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A LENGTH OF 37.34 FEET, AND A CHORD BEARING AND DISTANCE OF N. 50 30'20" W. - 37.33 FEET TO AN OLD ROD;
THENCE, (2) CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), N. 52 36'10" W - 97.09 FEET TO AN OLD ROD, THE POINT OF CURVE;
THENCE, (3) CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), IN A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A LENGTH OF 206.99 FEET, AND A CHORD BEARING AND DISTANCE OF N 37 23'54" W - 204.57 FEET TO AN OLD ROD;
THENCE, (4) CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, N 07 36'15" W - 74.74 FEET TO AN OLD ROD WITH VDOT CAP, THE POINT OF CURVE;
THENCE, (5) CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, IN A CURVE TO THE RIGHT HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 135.75 FEET, AND A CHORD BEARING AND DISTANCE OF N. 00 12'20" E - 135.33 FEET TO AN OLD ROD;
THENCE, (6) LEAVING EAST ROCHAMBEAU DRIVE IN AN EASTWARDLY DIRECTION ALONG THE SOUTHERN LINE OF PARCELS B & D, S. 86 19'30" E. - 1,236.67 FEET TO AN OLD ROD;
THENCE, (7) IN A SOUTHWARDLY DIRECTION, S. 01 12'36" W. - 150.68 FEET TO AN OLD ROD;
THENCE, (8) LEAVING EAST ROCHAMBEAU DRIVE IN AN EASTWARDLY DIRECTION ALONG THE SOUTHERN LINE OF PARCELS B & D, S. 86 19'30" E. - 1,236.67 FEET TO AN OLD ROD;
THENCE, (9) CONTINUING IN A SOUTHWARDLY DIRECTION, S. 02 43'09" W. - 116.86 FEET TO AN OLD ROD, BEING THE NORTHEAST CORNER OF LOT 1B, SUBDIVISION STANDING IN THE NAME OF PAGE AND BETTY DYE, RECORDED IN MAP BOOK 12, PAGES 584 AND 585, YORK COUNTY, VIRGINIA;
THENCE, (10) IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF SAID LOT 1B, N. 87 16'51" W. - 437.68 FEET TO AN OLD ROD;
THENCE, (11) IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF SAID LOT 1B, N. 87 16'51" W. - 399.76 FEET TO AN OLD ROD;
THENCE, (12) IN A SOUTHWARDLY DIRECTION ALONG THE WESTERN LINE OF SAID LOT 1B, S. 02 43'09" W. - 86.71 FEET TO AN OLD ROD;
THENCE, (13) IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF SAID LOT 1B, S. 65 41'13" W. - 103.85 FEET TO AN OLD ROD;
THENCE, (14) CONTINUING IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF SAID LOT 1B, S. 47 39'59" W. - 70.27 FEET TO AN OLD ROD ON THE EASTERN LINE OF EACH ROCHAMBEAU DRIVE, (REALIGNED), THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND CONTAINS 8.231 ACRES, 358,542.36 SQUARE FEET, AS SHOWN AS PARCEL A ON A PLAT OF SURVEY BY STEVEN B. KENT & ASSOCIATES, PC, DATED FEBRUARY 7, 2000. THE HEREIN DESCRIBED PARCEL OF LAND BEING THE SAME LAND AS DESCRIBED AS PARCEL 1A IN LAWYERS TITLE INSURANCE CORPORATION'S TITLE COMMITMENT NO. C0013476, EFFECTIVE DATE OF JANUARY 4, 2000.

PARCEL B

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO, BELONGING, LYING AND BEING IN THE BRUTON DISTRICT, YORK COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD ROD ON THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) BEING 815.37 FEET FROM THE EASTERN LINE OF MOORETOWN ROAD, STATE ROUTE 603, THE POINT OF CURVE; THENCE, IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) IN A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A LENGTH OF 37.34 FEET, AND A CHORD BEARING AND DISTANCE OF N. 50 30'20" W. - 37.33 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) N. 52 36'10" W. - 97.09 FEET TO AN OLD ROD, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), IN A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A LENGTH OF 206.99 FEET, AND A CHORD BEARING AND DISTANCE OF N. 37 23'54" W - 204.57 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, N. 07 36'15" W - 74.74 FEET TO AN OLD ROD WITH VDOT CAP, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, IN A CURVE TO THE RIGHT HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 135.75 FEET, AND A CHORD BEARING AND DISTANCE OF N. 00 12'20" E. - 135.33 FEET TO AN OLD ROD, THE POINT OF CURVE AND THE TRUE POINT OF BEGINNING;

- THENCE, (1) CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 255.35 FEET, AND A CHORD BEARING AND DISTANCE OF N. 22 42'20" E. - 252.56 FEET TO AN OLD ROD WITH VDOT CAP;
THENCE, (2) CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, N. 37 23'25" E. - 554.27 FEET TO AN OLD ROD;
THENCE, (3) IN A SOUTHWARDLY DIRECTION ALONG THE COMMON LINES OF PARCEL C AND D, S. 42 57'24" E. - 1,019.10 FEET TO A ROD SET ON THE NORTHERN LINE OF PARCEL A;
THENCE, (4) IN A WESTWARDLY DIRECTION ALONG THE COMMON LINE OF SAID PARCEL A, N. 86 19'30" W. - 1,130.85 FEET TO AN OLD ROD, THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND CONTAINS 9.554 ACRES, 416,172.24 SQUARE FEET, AS SHOWN AS PARCEL B ON A PLAT OF SURVEY BY STEVEN B. KENT & ASSOCIATES, PC, DATED FEBRUARY 7, 2000. THE HEREIN DESCRIBED PARCEL OF LAND BEING THE SAME LAND AS DESCRIBED AS PARCEL TWO IN LAWYERS TITLE INSURANCE CORPORATION'S COMMITMENT NO. C0013192, EFFECTIVE DATE OF DECEMBER 10, 1999.

CERTIFICATION

TO: FIRST UNION NATIONAL BANK, KAHN PROPERTIES EAST, LLC, LAWYERS TITLE INSURANCE CORPORATION

THIS IS TO CERTIFY THAT THE PLAT OF SURVEY DATED FEBRUARY 7, 2000, ENTITLED "PLAT OF (4) PARCELS SITUATED ON THE EASTERN LINE OF E. ROCHAMBEAU DRIVE AND NORTH OF MOORETOWN ROAD" PREPARED BY THE UNDERSIGNED (THE "PLAT") IS BASED ON A FIELD SURVEY MADE ON FEBRUARY 7, 2000, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1986, AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE PLAT:

- (A) CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
(B) EXCEPT AS SHOWN ON THE PLAT, THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THE PLAT AND AS DESCRIBED IN THE LEGAL DESCRIPTION OF RECORD, IF ANY;
(C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THE PLAT FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/- 0.01 FOOT;
(D) EXCEPT AS SHOWN ON THE PLAT, THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD, IF ANY; AND
(E) MEETS THE ACCURACY REQUIREMENTS OF A CLASS A SURVEY AS DEFINED IN THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS.

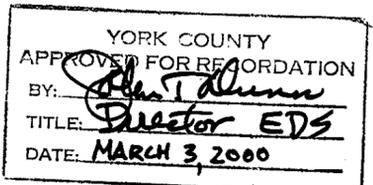


STEVEN B. KENT, REGISTRATION NO. 1686, COMMONWEALTH OF VIRGINIA

FEBRUARY 7, 2000

Filed in the Clerk's Office, Circuit Court, York Co., VA the 3rd day of March 2000

Teste: Lynn S. Jenkins, Clerk



PARCEL C

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO, BELONGING, LYING AND BEING IN THE BRUTON DISTRICT, YORK COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD ROD ON THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) BEING 815.37 FEET FROM THE EASTERN LINE OF MOORETOWN ROAD, STATE ROUTE 603, THE POINT OF CURVE, THENCE, IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) IN A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A LENGTH OF 37.34 FEET, AND A CHORD BEARING AND DISTANCE OF N. 50 30'20" W. - 37.33 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) N. 52 36'10" W. - 97.09 FEET TO AN OLD ROD, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), IN A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A LENGTH OF 206.99 FEET, AND A CHORD BEARING AND DISTANCE OF N. 37 23'54" W - 204.57 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, N. 07 36'15" W. - 74.74 FEET TO AN OLD ROD WITH VDOT CAP, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EACH ROCHAMBEAU DRIVE, IN A CURVE TO THE RIGHT HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 135.75 FEET, AND A CHORD BEARING AND DISTANCE OF N. 00 12'20" E. - 135.33 FEET TO AN OLD ROD, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE IN A CURVE TO THE RIGHT, HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 255.35 FEET, AND A CHORD BEARING AND DISTANCE OF N. 22 42'20" E. - 252.56 FEET TO AN OLD ROD WITH VDOT CAP, THENCE, CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF ROCHAMBEAU DRIVE, N. 37 23'25" E. - 554.27 FEET TO AN OLD ROD, THE TRUE POINT OF BEGINNING;

- THENCE, (1) IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF ROCHAMBEAU DRIVE, N. 37 23'25" E. - 415.79 FEET TO AN OLD ROD;
THENCE, (2) IN A SOUTHWARDLY DIRECTION, S. 33 20'12" E. - 121.66 FEET TO AN OLD ROD;
THENCE, (3) IN AN EASTWARDLY DIRECTION, N. 56 39'48" E. - 87.23 FEET TO AN OLD ROD;
THENCE, (4) IN A SOUTHWARDLY DIRECTION, S. 33 20'35" E. - 646.21 FEET TO AN OLD PIPE;
THENCE, (5) IN A WESTWARDLY DIRECTION, ALONG THE NORTHERN LINE OF PARCEL D, N. 88 14'31" W. - 517.36 FEET TO AN OLD PIPE;
THENCE, (6) IN A NORTHWARDLY DIRECTION ALONG THE NORTHERN LINE OF PARCEL B, N. 42 57'24" W. - 337.94 FEET TO AN OLD ROD ON THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND CONTAINS 5.548 ACRES, 241,670.88 SQUARE FEET, AS SHOWN AS PARCEL C ON A PLAT OF SURVEY BY STEVEN B. KENT & ASSOCIATES, PC, DATED FEBRUARY 7, 2000. THE HEREIN DESCRIBED PARCEL OF LAND BEING THE SAME LANDS AS DESCRIBED AS PARCELS 1 AND 2 IN LAWYERS TITLE INSURANCE CORPORATION'S COMMITMENT NO. C0013191, EFFECTIVE DATE OF DECEMBER 10, 1999.

PARCEL D

ALL THAT CERTAIN PIECE OR PARCEL OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL APPURTENANCES THERETO, BELONGING, LYING AND BEING IN THE BRUTON DISTRICT, YORK COUNTY, VIRGINIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN OLD ROD ON THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) BEING 815.37 FEET FROM THE EASTERN LINE OF MOORETOWN ROAD, STATE ROUTE 603, THE POINT OF CURVE, THENCE, IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) IN A CURVE TO THE LEFT HAVING A RADIUS OF 510.00 FEET, A LENGTH OF 37.34 FEET, AND A CHORD BEARING AND DISTANCE OF N. 50 30'20" W. - 37.33 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED) N. 52 36'10" W. - 97.09 FEET TO AN OLD ROD, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, (REALIGNED), IN A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, A LENGTH OF 206.99 FEET, AND A CHORD BEARING AND DISTANCE OF N. 37 23'54" W - 204.57 FEET TO AN OLD ROD; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, N. 07 36'15" W. - 74.74 FEET TO AN OLD ROD WITH VDOT CAP, THE POINT OF CURVE; THENCE, CONTINUING IN A NORTHWARDLY DIRECTION, ALONG THE EASTERN LINE OF EAST ROCHAMBEAU DRIVE, IN A CURVE TO THE RIGHT HAVING A RADIUS OF 497.96 FEET, A LENGTH OF 135.75 FEET, AND A CHORD BEARING AND DISTANCE OF N. 00 12'20" E. - 135.33 FEET TO AN OLD ROD; THENCE, IN AN EASTWARDLY DIRECTION, S. 86 19'30" E. - 1,130.85 FEET TO A SET ROD, THE TRUE POINT OF BEGINNING;

- THENCE, (1) IN A NORTHWARDLY DIRECTION ALONG THE NORTHERN LINE OF PARCEL B, N. 42 57'24" W. - 681.16 FEET TO AN OLD PIPE;
THENCE, (2) IN AN EASTWARDLY DIRECTION ALONG THE SOUTHERN LINE OF PARCEL C, S. 88 14'31" E. - 517.36 FEET TO AN OLD PIPE;
THENCE, (3) IN A SOUTHWARDLY DIRECTION, S. 33 20'35" E. - 110.17 FEET TO AN OLD PIPE;
THENCE, (4) CONTINUING IN A SOUTHWARDLY DIRECTION, S. 01 08'20" W. - 397.49 FEET TO AN OLD ROD;
THENCE, (5) IN A WESTWARDLY DIRECTION ALONG THE NORTHERN LINE OF PARCEL A, N. 86 19'30" W. - 105.82 FEET TO A ROD SET, THE POINT OF BEGINNING.

THE HEREIN DESCRIBED PARCEL OF LAND CONTAINS 3.748 ACRES, 163,262.88 SQUARE FEET, AS SHOWN AS PARCEL D ON A PLAT OF SURVEY BY STEVEN B. KENT & ASSOCIATES, PC DATED FEBRUARY 7, 2000. THE HEREIN DESCRIBED PARCEL OF LAND BEING THE SAME LAND AS DESCRIBED AS PARCEL ONE IN LAWYERS TITLE INSURANCE CORPORATION'S COMMITMENT NO. C0013192, EFFECTIVE DATE OF DECEMBER 10, 1999.

PLAT OF (4) PARCELS SITUATED ON THE EASTERN LINE OF E. ROCHAMBEAU DRIVE AND NORTH OF MOORETOWN ROAD

Table with survey details: STEVEN B. KENT & ASSOCIATES, PC, 1521 BROOK ROAD, RICHMOND, VIRGINIA 23220. OFF. 804.643.6113, FAX 804.643.6038. SCALE 1" = 100'. CLIENT: KAHN PROPERTIES EAST, LLC. FB 60-99. DATE: 2/7/2000. LIGHT 7.SMI. BRUTON DISTRICT - YORK COUNTY, VIRGINIA. ALTA/ACSM LAND TITLE SURVEY. SHEET 1 OF 2.