

SURVEYOR'S CERTIFICATE

I hereby certify to AMOCO MANAGERS ACCEPTANCE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND LAWYERS TITLE INSURANCE CORPORATION that on December 12, 2000, this survey was made on the ground by me or under my supervision as per the field notes shown on this survey with all exterior corners and boundary lines monumented with iron pins or otherwise as noted; that the land described in this survey is the same as is described in the Title Company's Commitment No. B006542L; that this survey is true, correct and accurate as to the boundaries and areas of the subject property and the size, location and type of buildings and improvements thereon (which are all within the boundary lines and applicable set-back lines), if any, and as to the other matters shown thereon; that the area or quantity of the subject property as set forth in this survey is accurate to the nearest 100th of an acre, and that this survey correctly shows the location of all easements, rights of way, drainage ditches, pits, waste piles, railroads, streams, building setback lines, encroachments, above ground storage tanks and evidence of underground storage tanks, visible on the ground, or of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property and the location of all utility lines servicing, or which may serve, the subject property (regardless of whether the same are located upon the subject property).

The subject property has unrestricted ingress and egress to and from GEORGE WASHINGTON MEMORIAL HIGHWAY (ROUTE 17) and WHITES ROAD (ROUTE 1216). Streets and such streets are paved, dedicated public rights-of-way maintained by the COUNTY OF YORK, VIRGINIA.

Unless otherwise noted on this survey, no part of the subject property lies within a 100 - year flood plain or in an identified "flood prone area" or "mudslide hazard area" or which is subject to "special flood hazard," all as defined by the U.S. Department of Housing and Urban Development pursuant to the Flood Disaster Protection Act of 1973, as amended.

Unless otherwise noted on this survey, there is no fault line on any portion of the premises as disclosed by visual inspection of the property or as indicated by the latest geological map of Virginia, dated 1993.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ASCM AND NSPS IN 1999, AND INCLUDES ITEMS 1-3, 6, 7, 8, 10 AND 11 OF TABLE A THEREOF, PURSUANT TO THE ACCURACY STANDARDS SA ADOPTED BY ALTA, NSPS, AND ASCM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION. UNDERSIGNED FURTHER CERTIFIES THAT THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE: 12-19-00

EDDIE R. WHITE, L.S.
REGISTRATION NO. 001946

Legal Description:

Legal description for Southside Investments, L.L.C. Property located in the County of York, State of Virginia, as shown on that certain plat entitled "PLAT OF THE PROPERTY OF LEAR PONTON 0.946 ACRE, GRAFTON DISTRICT, YORK COUNTY, VA.", dated December 14, 1985, made by Coenen & Associates, Engineers, duly of record in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Deed Book 985, Page 535.

Beginning at a point along the western side of George Washington Memorial Highway, being 138.42 feet from its intersection with Whites Road and then South 36 degrees 36 minutes 34 seconds East 138.42 feet along the western side of George Washington Memorial Highway to an iron pin; thence South 18 degrees 13 minutes 20 seconds 37.92 feet to a VDOT monument; thence along northern side of Whites Road South 58 degrees 39 minutes 30 seconds West 75.48 feet to a nail; thence continuing along the northern side of Whites Road South 66 degrees 59 minutes 00 seconds West 134.78 feet to an iron pipe; thence North 36 degrees 36 minutes 34 seconds East 244.00 feet to an iron pipe marking the true point and place of beginning; Said described parcel containing 41,227 square feet or 0.946 acre.

IT BEING all that same property conveyed to Crossroads Properties, Inc., a VA Corp., by deed from Ayhan Demir, unmarried, Ahmet Gurer, married and Yunus Erakatay, dated October 10, 1997 and recorded in the Clerk's Office of the Circuit Court of the County of York, Virginia, in Deed Book 985, Page 532.

FLOOD ZONE NOTE:

THE PROPERTY EMBRACED WITHIN THE LIMITS OF THIS SURVEY LIES WITHIN FLOOD ZONE "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY-NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY NUMBER 510182 PANEL 0036 B DATED DECEMBER 16, 1988.

- NOTES**
- PLAT BEARINGS AND DISTANCES NOTED REFER TO D.B. 985, PG. 535.
 - EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY AS RECORDED IN DEED BOOK 141 AT PAGE 416 IN THE CLERKS OFFICE, CIRCUIT COURT, COUNTY OF YORK, VIRGINIA. (NON- PLOTTABLE)
 - THE EXISTENCE OF HAZARDOUS WASTES, VEGETATED WETLANDS, OR TIDAL WETLANDS, WAS NEITHER INVESTIGATED, NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
 - THIS SURVEY IS BASED ON TITLE INFORMATION CONTAINED IN LAWYERS TITLE INSURANCE CORPORATION TITLE ENDORSEMENT PROVIDED TO CAUSEWAY CONSULTANTS, P.C. ON DECEMBER 18, 2000, COMMITMENT No. B006542L, EFFECTIVE DATE: DECEMBER 06, 2000.
 - TAX MAP NUMBER: 024-00-00-129
 - THIS PROPERTY IS CURRENTLY ZONED GB (GENERAL BUSINESS)
 - MINIMUM FRONT YARD (FEET) 45'
MINIMUM SIDE YARD (FEET) 10'
MINIMUM REAR YARD (FEET) 10'
MINIMUM LOT REQUIREMENTS (AREA) (SQUARE FEET) 20,000 SF
MINIMUM LOT REQUIREMENTS (WIDTH) (FEET) 100'
MAXIMUM BUILDING HEIGHT 50'

ACCORDING TO COUNTY ZONING OFFICIALS THIS SITE FALLS UNDER PERSONAL SERVICE ESTABLISHMENTS FOR PARKING REQUIREMENTS; THE REQUIREMENTS UNDER THIS CLASSIFICATION ARE AS FOLLOWS:

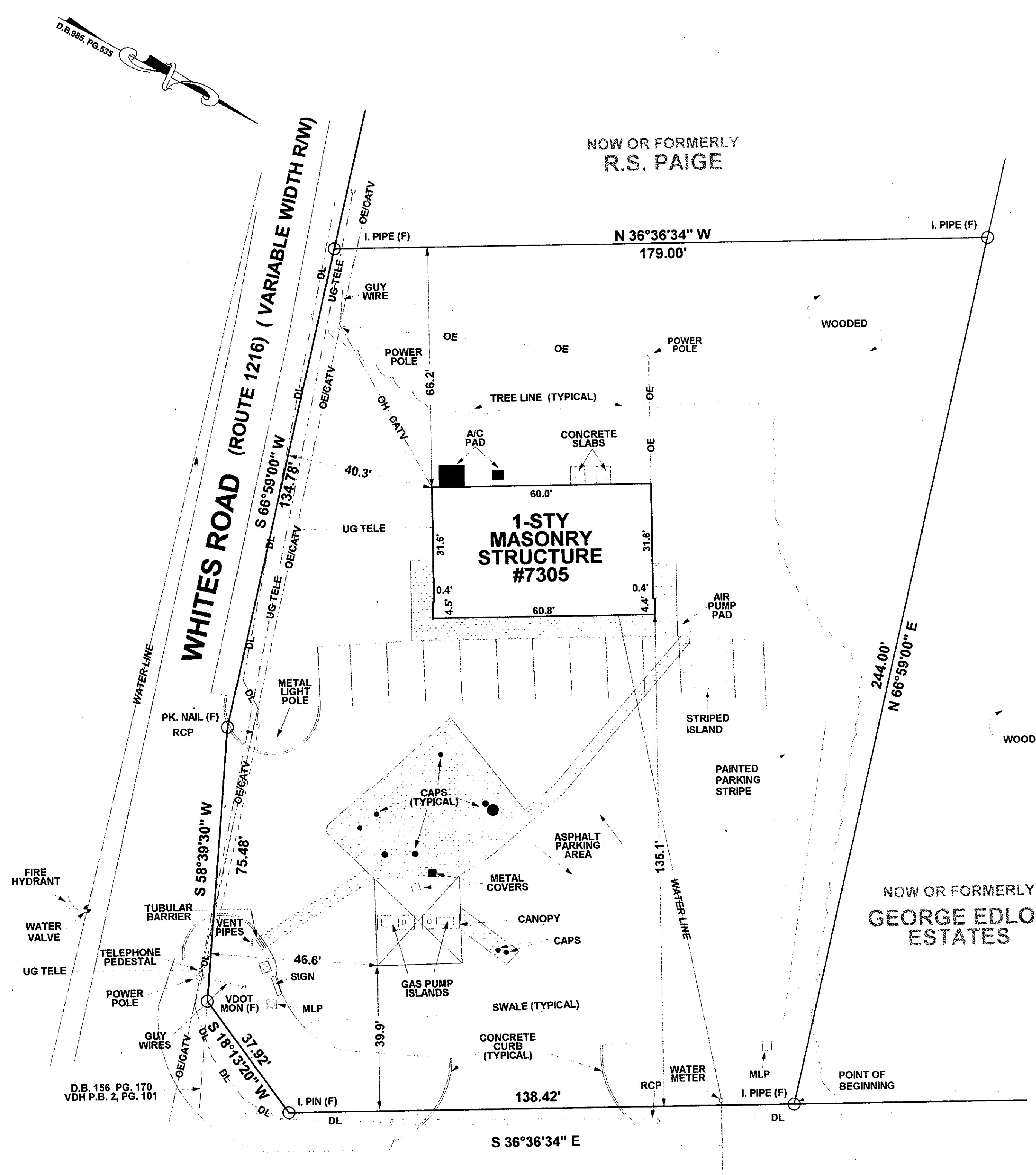
- OFF - STREET PARKING:**
ONE(1) SPACE PER 200 SQUARE FEET OF GROSS FLOOR AREA
- BICYCLE PARKING:**
ONE(1) SPACE PER 5000 SQUARE FEET
- 1 HANDICAP SPACE PER 25 REGULAR PARKING SPACES
IF THE NUMBER IS UNDER 25 THEN THE SITE SHALL HAVE 1 SPACE 16' X 18' BEING VAN ACCESSIBLE

- TOTAL AREA OF BUILDING IS 2170 SQUARE FEET
- BUILDING HEIGHT IS 12.1 FEET
- SQUARE FOOTAGE ON BUILDING(S) ARE APPROXIMATE DUE TO BUILDING CONSTRUCTION.
- TOTAL NUMBER OF PARKING SPACES - 18
TOTAL NUMBER OF HANDICAP PARKING SPACES - 0
- UNDERGROUND UTILITIES ARE SHOWN APPROXIMATE AND WERE TAKEN FROM MAPS OF RECORD, MARKINGS BY MISS UTILITY AND FIELD LOCATION OF OBSERVABLE SURFACE EVIDENCE.
- AREA = 41,227 SQUARE FEET OF 0.946 ACRES BY SURVEY.
- SITE IS SERVED BY SEPTIC TANK. NO VISIBLE EVIDENCE OF COLLECTION BOX OR LEADERS.
- SITE IS SERVED BY CITY WATER.

SPIN # R08c-0703-0569

YORK COUNTY
APPROVED FOR RECORDATION

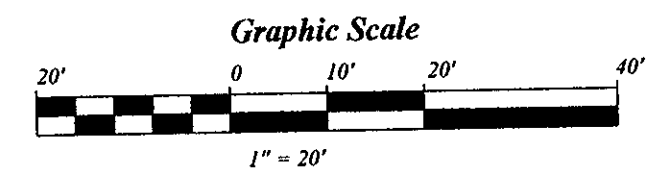
BY: Carl A. Bryant
TITLE: Computer Mapping & GIS Technician
DATE: 12-22-00



LEGEND:

DL = DITCHLINE
OE = OVERHEAD ELECTRIC
RCP = REINFORCED CONCRETE PIPE
MLP = METAL LIGHT POLE
OE/CATV = OVERHEAD ELECTRIC & CABLE TV
UG TELE = UNDERGROUND TELEPHONE
OH CATV = OVERHEAD CABLE TV

**GEORGE WASHINGTON MEMORIAL HIGHWAY
(U.S. ROUTE 17) (SOUTHBOUND LANE)
(VARIABLE WIDTH R/W)**



Filed in the Clerk's Office, Circuit Court, York Co., VA
the 27th day of December, 2000
Teste: Lynn S. Jenkins, Clerk
by Hacy White D.C.
File Book No. 13 Page 224

REV.	DATE	DESCRIPTION	BY	ALTA/ACSM LAND TITLE SURVEY
1	12/19/00	COMMENTS PER TITLE CO.	CLB	7305 GEORGE WASHINGTON HIGHWAY "PLAT OF THE PROPERTY OF LEAR PONTON 0.946 ACRE, GRAFTON DISTRICT, YORK COUNTY, YORK COUNTY, VA." (DEED BOOK 985, PAGE 535) COUNTY OF YORK, VIRGINIA
2				
3				
4				
REVISIONS				SURVEY DATE: DECEMBER 12, 2000 SCALE: 1" = 20' DRAWING NO. 1 SHEET 1 OF 1
CHECKED BY:	DRAWN BY:	CLB/ERW	ERW	
F.B.: 105, PG. 44 DATA COLL: 990200				Causeway Consultants, P.C. Land Surveyors 1005 S. BATTLEFIELD BLVD. SUITE B CHESAPEAKE, VA 23322-4214 PHONE: 757-482-0474 CAUSEWAY CONSULTANTS, P.C. 2000 PROJECT NUMBER: 201002