ALTA/ACSM LAND TITLE SURVEY

LOTS 33-A & 32-B, FULLERTON INDUSTRIAL PARK

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

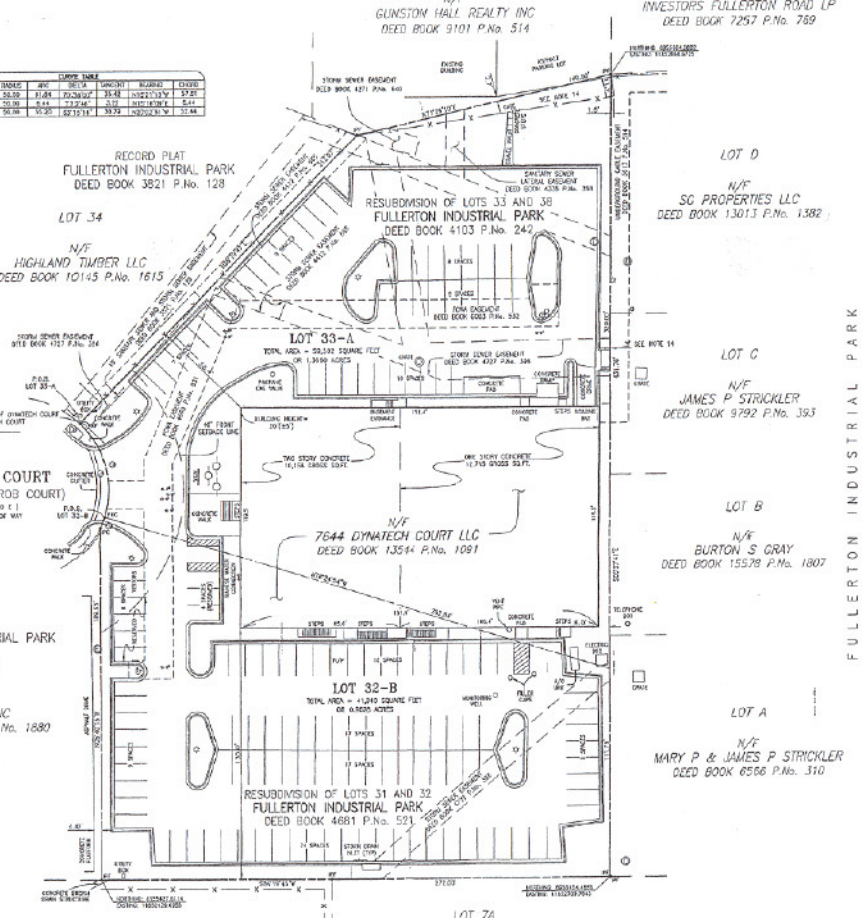
CPJ Associates

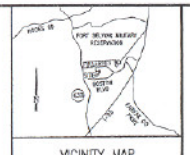
Charles P. Johnson & Associates, Inc.

PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

11107 SUNSET HILLS ROAD, SUITE 200 RESTON, VIRGINIA 20190-5202 703/709-0500 FAX 703/709-0505

E-mail: cpj@cpjassociates.com FAIRFAX, VA





CURVE TABLE						
CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
1	50.00	51.84	70°36'02"	28.48	N52°21'53"W	57.87
2	50.00	8.44	9°39'48"	4.23	N15°18'08"E	8.44
3	50.00	55.25	62°15'14"	30.72	N20°02'30"W	52.44

NOTES:

1. LEGAL DESCRIPTION

LOT 33-A: BEGINNING AT A PK NAIL FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF DYNATECH COURT, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 34, FULLERTON INDUSTRIAL PARK, THENCE DEPARTING DYNATECH COURT AND THROUGH THE TRACT N63°45'11"E, 213.00' TO AN IRON PIPE FOUND IN THE SOUTHERLY LINE OF LOT 38-A, THENCE N15°21'15"E, 103.00' TO AN IRON PIPE FOUND, SAID POINT ALSO MARKING THE CORNER TO LOT 9, THENCE DEPARTING LOT 38-A AND WITH LOT 9 CONTINUING WITH LOTS 8, 8 & A, S74°38'11"E, 220.00' TO A POINT IN THE LINE OF LOT A AND LOT 33-B, THENCE DEPARTING LOT A AND WITH LOT 33-B N73°58'14"W, 393.84' TO A PK NAIL CALLED FOR IN THE RIGHT-OF-WAY LINE OF DYNATECH COURT, SAID POINT MARKING THE CORNER TO LOT 33-B, THENCE DEPARTING LOT 33-B AND WITH THE RIGHT-OF-WAY OF THE AFORMENTIONED DYNATECH COURT CURVING TO THE LEFT ALONG THE ARC OF A CIRCLE WITH A RADIUS OF 50.00' AN ARC DISTANCE OF 55.29', WITH A CHORD OF N14°07'31"W, 52.44' TO THE POINT OF BEGINNING, CONTAINING 59,500 SQUARE FEET OR 1.3660 ACRES OF LAND.

LOT 32-B: BEGINNING AT A PK NAIL CALLED FOR IN THE NORTHERLY RIGHT-OF-WAY LINE OF DYNATECH COURT, SAID POINT ALSO BEING THE SOUTHWEST (TERMINOLOGY LABELED AS NORTHEAST) CORNER OF LOT 33-A, FULLERTON INDUSTRIAL PARK, THENCE DEPARTING DYNATECH COURT AND THROUGH THE TRACT S73°58'14"E, 393.84' TO A POINT IN THE LINE OF LOT A, THENCE DEPARTING LOT 33-A AND WITH LOT A S20°02'11"E, 111.75' TO AN IRON PIPE FOUND, SAID POINT MARKING THE CORNER OF LOT A AND 84 THE LINE OF LOT 7B OF VIRGINIA 95 ASSOCIATES PROPERTY, THENCE DEPARTING LOT A AND WITH THE AFOREMENTIONED VIRGINIA 95 ASSOCIATES PROPERTY LOT 7B, AND CONTINUING WITH LOT 7B, S89°45'15"W, 270.00' TO AN IRON PIPE FOUND, SAID POINT MARKING THE CORNER TO LOT 33-A, THENCE DEPARTING LOT 7B, AND WITH LOT 33-A, N00°14'00W, 155.00' TO AN IRON PIPE CALLED FOR IN THE AFOREMENTIONED RIGHT-OF-WAY LINE OF DYNATECH COURT, THENCE DEPARTING LOT 32-A AND WITH THE RIGHT-OF-WAY OF DYNATECH COURT ALONG THE ARC OF A CIRCLE CURVING TO THE LEFT AN ARC DISTANCE OF 6.44' WITH A RADIUS OF 50.00' AND THE CHORD RUNNING N20°41'20"E, 6.44' TO THE POINT OF BEGINNING, CONTAINING 41,640 SQUARE FEET OR 0.9558 OF AN ACRE OF LAND.

ACCORDING TO THE FAIRFAX COUNTY DEPARTMENT OF ASSESSMENT AND TAXATION DATABASE, THE SUBJECT PROPERTY IS IDENTIFIED AS LOTS 33-A & 32-B, WHOSE TAX ID NOS. ARE 0991 04 0033A & 0991 04 0032B, RESPECTIVELY, WITH STREET ADDRESSES OF 7644 (LOT 33-A) & 7645 (LOT 32-B) DYNATECH COURT, SPRINGFIELD, VIRGINIA 22153. THE BUILDING IS MARKED 7644 DYNATECH COURT.

2. FEE SIMPLE TITLE APPEARS TO BE VESTED IN 7644 DYNATECH COURT, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BY VIRTUE OF A DEED FROM INTERLOG, INC., A D.C. CORPORATION, DATED OCTOBER 30, 2002 AND RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA IN DEED BOOK 13544 AT PAGE 1091 AND ALSO RECORDED AS INSTRUMENT No. 20021220085041.
3. THE SUBJECT PROPERTY LIES WITHIN ZONE 'AE' - AREA DETERMINED TO BE INSIDE 100-YEAR FLOOD-PLAIN AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, COMMUNITY-PANEL No. 515525 0125 D, REVISED DATE MARCH 5, 1980.
4. THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE SUBJECT PROPERTY IS 148, OF WHICH NO SPACES ARE DEDICATED FOR HANDICAP PARKING.
5. THE FIELDWORK FOR THIS SURVEY WAS PERFORMED ON APRIL 29, 2005.
6. THE SUBJECT PROPERTY IS ZONED I-5 (SEE TABLE SHOWN HEREON FOR REQUIREMENTS AND REGULATIONS).
7. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 191,482 SQUARE FEET OR 3.3398 ACRES OF LAND.
8. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY.
9. COORDINATES SHOWN HEREON WERE ESTABLISHED USING CONVENTIONAL AND GPS OBSERVATIONS IN VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE, USING NGS CORS STATIONS FAIR1, LDYS & LOYA. WORLDEE LOYA FOR CONTROL. THE AVERAGE SCALE FACTOR FOR THE SUBJECT PROPERTY IS 0.9999570725. AVERAGE PROPERTY ELEVATION IS 251.04'. FOR AN ELEVATION FACTOR OF 0.9999846157. THE COMBINED FACTOR FOR THE SUBJECT PROPERTY IS 0.9999401553. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
10. THE PROPERTY CORNER COORDINATES HEREON, IS THE EXACT SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT (No. LTIC-00999). ALL OF THE BEARINGS SHOWN HEREON ARE ROTATED 42°25'30" COUNTERCLOCKWISE FROM THE FULLERTON INDUSTRIAL PARK SUBDIVISION PLAT HEREOWN TO MAKE THEM CONSISTENT WITH THE SURVEYED LOCATION OF THE PROPERTY IN THE VIRGINIA COORDINATE SYSTEM OF 1983, NORTH ZONE. THE TWO LOTS SHOWN HEREON BOTH FORM MONUMENTALLY CLOSED FIGURES AND ARE CONTIGUOUS. THERE ARE NO GAPS, GORES, OR OVERLAPS BETWEEN THE TWO LOTS.
11. ALL DRIVE SURFACES ARE ASPHALT AND ALL CURBS & GUTTERS ARE CONCRETE UNLESS OTHERWISE NOTED.
12. PERPENDICULAR DISTANCE TIES FROM THE BUILDING TO THE PROPERTY LINES ARE FURNISHED ONLY WHEN ONE-HALF FOOT (0.5').
13. THE FOLLOWING EXCEPTIONS AS THEY APPEAR IN THE LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE (COMMITMENT No. LTIC-00999), DATED APRIL 13, 2006, AFFECT THE SUBJECT PROPERTY AND ARE SHOWN HEREON:
   (9) 10' STORM SEWER EASEMENT; 10' SANITARY SEWER EASEMENT; AND CONDITIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, MINIMUM BUILDING RESTRICTION LINES, AND OTHER MATTERS, SHOWN, NOTED, OR ESTABLISHED BY:
      (a) DEED OF SUBDIVISION AND DEDICATION RECORDED IN DEED BOOK 3821 AT PAGE 128
   (11) STORM SEWER EASEMENT AGREEMENT WITH THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA RECORDED IN DEED BOOK 4727 AT PAGE 399, AND EASEMENTS RECORDED IN DEED BOOK 4271 AT PAGE 640 AND DEED BOOK 4112 AT PAGE 245
   (12) EASEMENT AGREEMENTS WITH FAIRFAX COUNTY WATER AUTHORITY RECORDED IN
      (a) DEED BOOK 4969 AT PAGE 821
      (b) DEED BOOK 8283 AT PAGE 532
   (13) UNDERGROUND CABLE EASEMENT AGREEMENT RECORDED IN DEED BOOK 5917 AT PAGE 814
   (14) 10' SANITARY SEWER LATERAL EASEMENT AGREEMENT RECORDED IN DEED BOOK 4335 AT PAGE 356
   (15) MATTERS SHOWN AND/OR NOTED ON BINC ALTA/ACSM LAND TITLE SURVEY ENTITLED "FULLERTON INDUSTRIAL PARK, LOTS 33-A & 32-B" PREPARED BY "LEES HEWICH CORPORATION, UNDER 05/23/2002, AND CERTIFIED BY LESLIE C. SCHUERMANN ON SEPTEMBER 26, 2002 AND REVISED ON OCTOBER 28, 2002 AND REDRAFTED BY LESLIE C. SCHUERMANN ON OCTOBER 28, 2002, AS JOB No. 202-02, FOLLOWING:
      (a) EXTENSION OF 10' HIGH CHAIN LINK FENCE ONTO NEIGHBORS BOUNDARY OF LOT 33-A
      (b) ELECTRIC PAD AND A/C PAD (N) VISIBLE EVIDENCE OF CONCRETE PAD
      (c) EXISTING LIGHT POSTS, CURB & GUTTER AND FIRE HYDRANTS
      (d) WATER VALVES, VENT PIPE, FILLER CAP, MONITORING WELL, PROPANE GAS VALVE, FLAG POLES AND "APCO" MANHOLE (N) VISIBLE EVIDENCE OF MARKED UNDERGROUND CABLE LINE]

THE FOLLOWING EXCEPTIONS AS THEY APPEAR IN THE AFORESAID LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE AFFECT THE SUBJECT PROPERTY, BUT ARE NON-GRAPHIC IN NATURE:
   (8) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS OF WAY, MINIMUM BUILDING RESTRICTION LINES, AND OTHER MATTERS, SHOWN, NOTED, OR ESTABLISHED BY:
      (B) DEED OF RESUBDIVISION RECORDED IN DEED BOOK 4681 AT PAGE 521
      (C) DEED OF RESUBDIVISION RECORDED IN DEED BOOK 4103 AT PAGE 242
   (14) EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 4775 AT PAGE 220

THE FOLLOWING EXCEPTIONS AS THEY APPEAR IN THE AFORESAID LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE DO NOT AFFECT THE SUBJECT PROPERTY:
   (14) EASEMENT TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 837 AT PAGE 420.

14. THE CHAIN LINK FENCE ALONG THE NORTH PROPERTY LINE APPEARS TO BE INCONSISTENT WITH THE PROPERTY LINE AND THE EXTENT OF WHICH IS UNKNOWNED HEREON. THE STORM SEWER INLET ALONG THE EAST PROPERTY LINE APPEARS TO PROJECT ACROSS THE EASTERN PROPERTY LINE AND IS UNKNOWNED HEREON.

GRAPHIC SCALE

30 0 15 30 60

SCALE: 1" = 30'

I-5 ZONE REQUIREMENTS AND REGULATIONS	
LOT SIZE REQUIREMENTS:	
MINIMUM LOT AREA	36,000 SQ.FT.
MINIMUM LOT WIDTH	150 FEET
BULK REGULATIONS:	
MAXIMUM BUILDING HEIGHT	75 FEET
MINIMUM YARD REQUIREMENTS:	
A. FRONT YARD	40 FEET*
B. SIDE YARD	N/A
C. REAR YARD	N/A
MAXIMUM FLOOR AREA RATIO	0.50
MINIMUM REQUIRED PARKING SPACES	SPACES/EMPLOYEE**

* CONTROLLED BY A 40' PAVED OF WIDE FLUME
** OR MORE WHEN PLUS 1 SPACE PER COMPANY VEHICLE AND MOBILE EQUIPMENT

LEGEND

—X—	CHAIN LINK FENCE
	STORM DRAIN MANHOLE
	WITHOUT MANHOLE
	BOLLARD
	FLAG POLE
	LIGHT POLE
	FIRE HYDRANT
	WATER VALVE
IPF	IRON PIPE FOUND
IPS	IRON PIPE CALLED FOR
PKF	PK NAIL FOUND
PKS	PK NAIL CALLED FOR
TYP	TYPICAL
A/C	AIR CONDITIONING
A/W	AREA LABELED "NO PARKING"
N/W	NOW OR FORMERLY
P.No.	PAGE NUMBER
P.O.B.	POINT OF BEGINNING
FCWA	FAIRFAX COUNTY WATER AUTHORITY
VEPCO	VIRGINIA ELECTRIC AND POWER COMPANY

SURVEYOR'S CERTIFICATE:

The undersigned, being a registered surveyor of the Commonwealth of Virginia, certifies to (1) 7644 Dynatech Court LLC, a Virginia limited liability company, (2) L & S Title Company, (3) Lawyers Title Insurance Corporation and (4) Sun Life Assurance Company of Canada, its successors and/or assigns, as their interests may appear:

That to be certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the ALTA and NSPS in 2005 and includes Items 2,3,4,7(a),7(b),7(c),8,9,13,14,16,17,18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the Commonwealth of Virginia, the Relative Positional Accuracy of the survey depicted hereon does not exceed two (two) centimeters.

DATE: 4/29/06

Steven W. Jones
Professional Land Surveyor
VA. Reg. No. 1915

COMMONWEALTH OF VIRGINIA
STEVEN W. JONES
No. 0.1915
LAND SURVEYOR

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, AND MAPS AS BUILT OR AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. NO REPRESENTATION IS GUARANTEED THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS BELIEVED TO BE CORRECT. THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH IT IS BELIEVED THAT THEY ARE THERE AND LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE CONTRACTOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

CLIENT	Interlog Dynatech Associates Lease & Sales
ATTN/TEL/REF/Date	
CAPTION/TITLE	ALTA/ACSM LAND TITLE SURVEY LOTS 33-A & 32-B, FULLERTON INDUSTRIAL PARK
COPYRIGHT	© LAWRENCE DAVIS HARMON ASSOCIATES, PLANNERS & ASSOCIATES, INC. ALL RIGHTS RESERVED. ANY REPRODUCTION OR ALTERATION OF THIS DOCUMENT WITHOUT WRITTEN PERMISSION IS PROHIBITED.
DESIGNED	PMJ
DRAWN	
QUALITY CHK	DPR
ATTESTED	R.C.
DATE	MAY 2006
SCALE	1"=30'
SHEET	1 OF 1
FILE NO.	26-082-016

Plotted: May 16, 2006

Dwg: N:\26082\dwg\00-00 revised 3\26