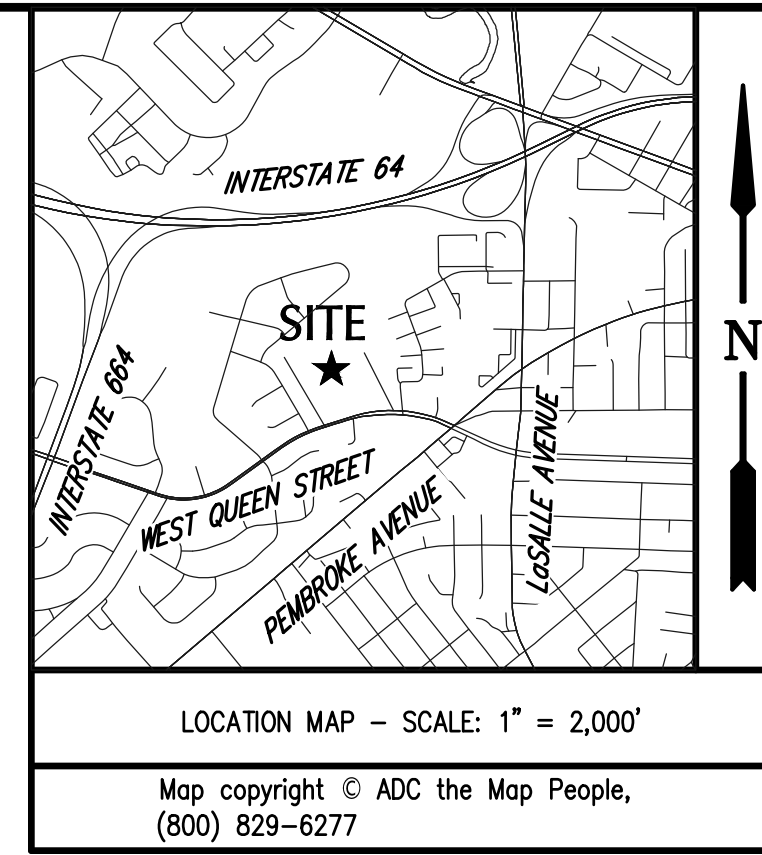
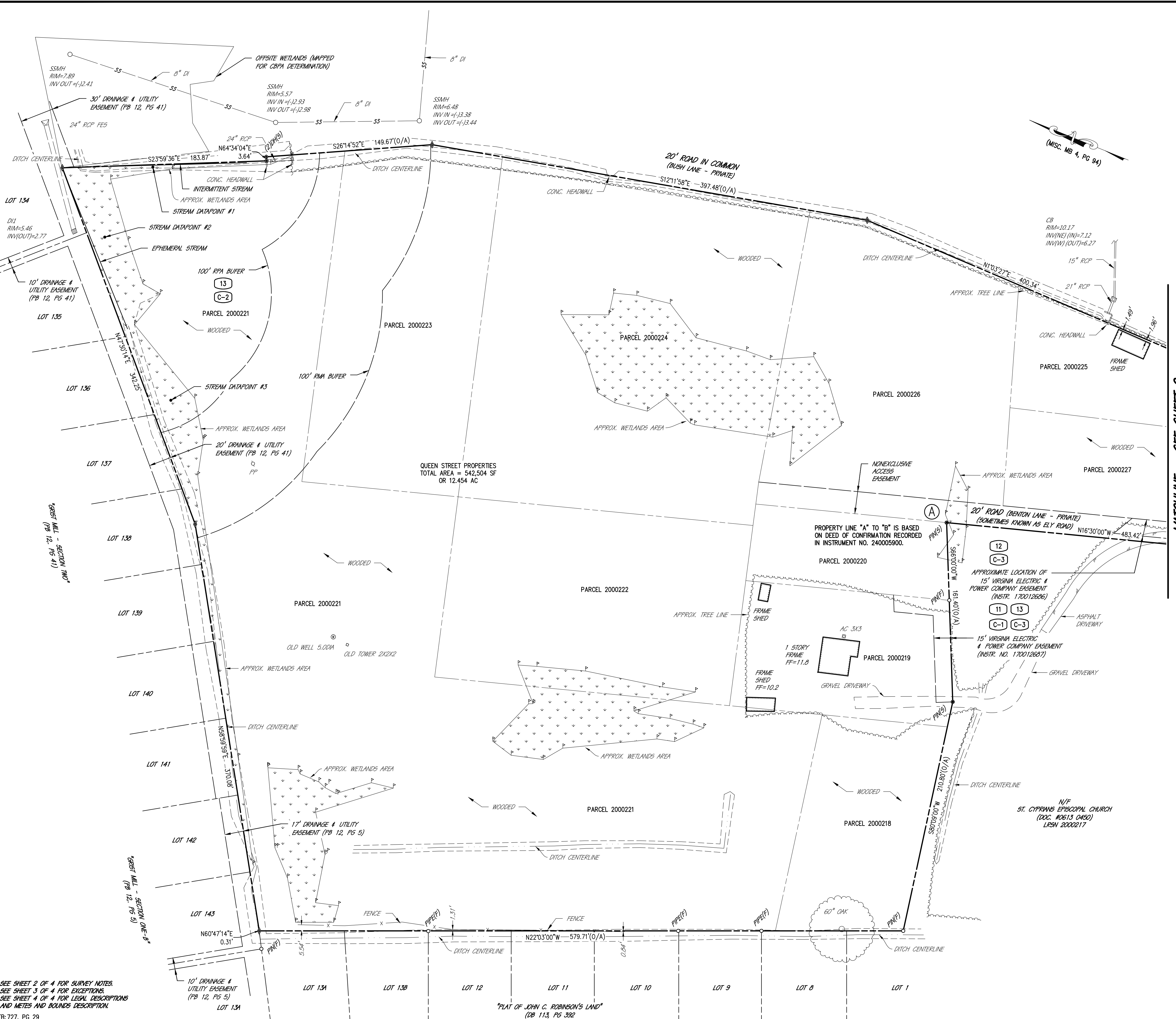


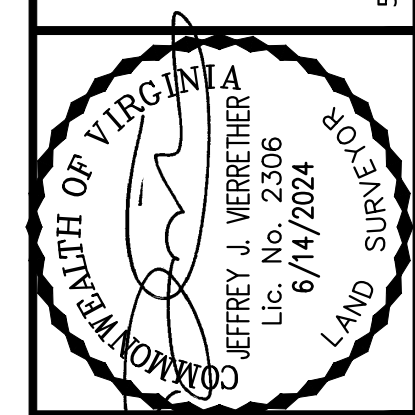
I:\Projects\21081A\Surveying\Drawings & Exhibits\DWG\21081A ALTA survey\topos.dwg [1] - Friday, June 14, 2024, 9:55am
 FB: 727, PG 29



LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
WM	WATER METER
FD	FIRE DEPARTMENT CONNECTION
MW	MONITOR WELL
WV	WATER VALVE
SMH	SANITARY MANHOLE
SV	SANITARY VALVE
LP	LIGHT POLE
GW	GROUND LIGHT
TR	TRANSFORMER
EM	ELECTRIC METER
EB	ELECTRIC BOX
CB	COMMUNICATIONS BOX
TP	TELEPHONE PEDESTAL
TM	TELEPHONE MANHOLE
CP	CABLE TV PEDESTAL
CT	CABLE TV BOX
GM	GAS METER
GV	GAS VALVE
FC	FILLER CAP
D1	DROP INLET 1
D2	DROP INLET 2
D3	DROP INLET 3
CB	CATCH BASIN
RD	ROOF DRAIN
SC	STORM CLEANOUT
SM	STORM MANHOLE
YDI	YARD DROP INLET
FES	FARED-END SECTION
PIE	PIPE END (CONTINUES)
AC	AC UNIT
MH	MANHOLE
POST	POST
BOL	BOLLARD
WITPOST	WITNESS POST
BORING	BORING
SIGN	SIGN
MB	MAIL BOX
TREE	TREE
CG	CURB AND GUTTER
CONC	CONCRETE
PAV	PAVEMENT
BRICK	BRICK
GRAVEL	GRAVEL
FENCE	FENCE
GRD	GUARDRAIL
PL	PROPERTY LINE
ROW	RIGHT-OF-WAY LINE
BUILD	BUILDINGS
SSW	STORM SEWER
PL	PIPE LABEL (SIZE, TYPE, ID)
W	WATER
SS	SANITARY SEWER
PVC	PIPE LABEL (SIZE, TYPE, ID)
UGC	UNDERGROUND CABLE
OHC	OVERHEAD CABLE
OHT	OVERHEAD TELEPHONE
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
UGG	UNDERGROUND GAS
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN
STM	STEAM LINE
UNK	UNDERGROUND UNKNOWN UTILITY
UGTC	UNDERGROUND TRAFFIC CONTROL
TBM	TEMPORARY BENCHMARK (TBM)
ELEV	ELEVATIONS
TC	TOP OF CURB ELEVATIONS
TW	TOP OF WALL ELEVATIONS
TH#	TEST HOLE W/D NO.
UT	UTILITY STRUCTURE ID

MATCHLINE - SEE SHEET 2

MSA
 ENGINEERS | SCIENTISTS | SURVEYORS
 5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.9264 | MSAONLINE.COM



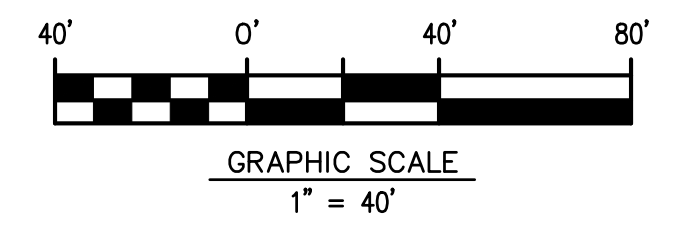
DESIGNED	CJS	DATE	6/14/24
DRAWN	JJV		
CHECKED	JJV		
APPROVED	JJV		

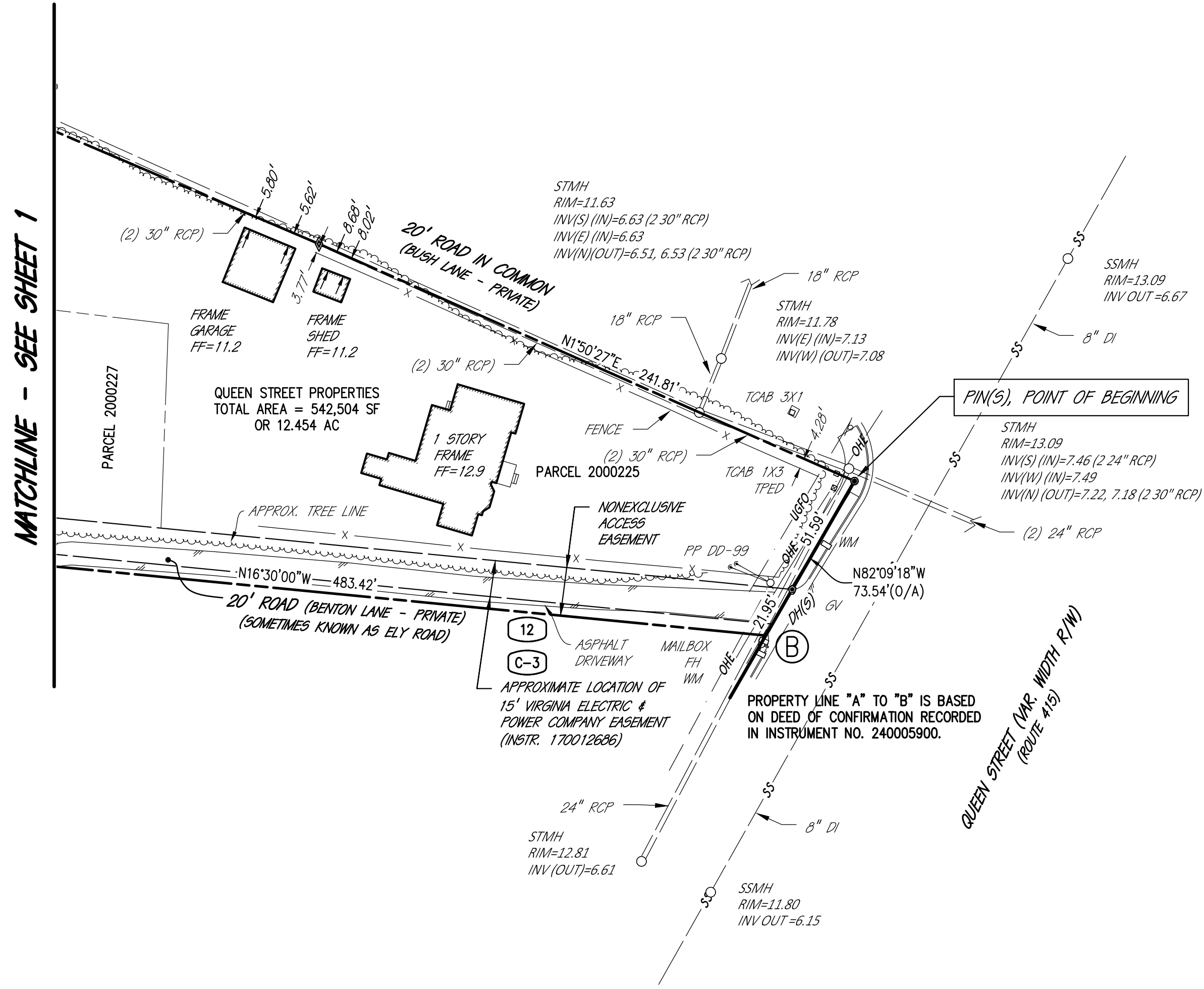
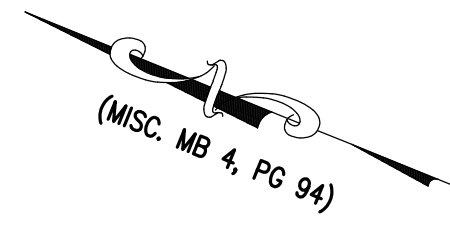
REVISION	NO.	DESCRIPTION

ALTA/NSPS LAND TITLE SURVEY
 for
QUEEN STREET PROPERTIES
 (BEING KNOWN AS 1232 QUEEN STREET)

SHEET **1**
 1 of 4 Sheets
 SCALE: 1" = 40'
 PROJ. NO.: 21081A

SEE SHEET 2 OF 4 FOR SURVEY NOTES.
 SEE SHEET 3 OF 4 FOR EXCEPTIONS.
 SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTIONS
 AND METES AND BOUNDS DESCRIPTION.





N/F
ST. CYPRIAN EPISCOPAL CHURCH
(DOC. #0613 0450)
LRSN 2000217

LEGEND	
SYMBOL/ABBREVIATION	DESCRIPTION
MM	WATER METER
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
WELL	WELL
MWELL	MONITOR WELL
WMH	WATER MANHOLE
WV	WATER VALVE
SPIGOT	SPIGOT
SMH	SANITARY MANHOLE
SCD	SANITARY CLEANOUT
SV	SANITARY VALVE
FM	FORCE MAIN VALVE
LP	LIGHT POLE
GL	GROUND LIGHT
GUY WIRE	TRANSFORMER
EM	ELECTRIC METER
PP	POWER POLE
EBOX	ELECTRIC BOX
COMM BOX	COMMUNICATIONS BOX
TPED	TELEPHONE PEDESTAL
TMH	TELEPHONE MANHOLE
CPED	CABLE TV PEDESTAL
CTV BOX	CABLE TV BOX
GM	GAS METER
GV	GAS VALVE
FILLER CAP	FILLER CAP
DI1	DROP INLET 1
DI2	DROP INLET 2
DI3	DROP INLET 3
CB	CATCH BASIN
RD INV D.O.	ROOF DRAIN
SDO	STORM CLEANOUT
SMH	STORM MANHOLE
YDI	YARD DROP INLET
FES	FARED-END SECTION
PIPE END	(CONTINUES)
AC	AC UNIT
MH	MANHOLE
POST	POST
BOL	BOLLARD
WITPOST	WITNESS POST
BORING	BORING
SIGN	SIGN
MB	MAIL BOX
TREE	TREE
BUSH/HEDGE	BUSH/HEDGE
CURB AND GUTTER	
CONCRETE	
PAVEMENT	
BRICK	
GRAVEL	
FENCE	
GUARDRAIL	
PROPERTY LINE	
RIGHT-OF-WAY LINE	
BUILDINGS	
STORM SEWER	
PIPE LABEL (SIZE, TYPE, ID)	
WATER	
SANITARY SEWER	
PIPE LABEL (SIZE, TYPE, ID)	
UGC	UNDERGROUND CABLE
OHC	OVERHEAD CABLE
OHT	OVERHEAD TELEPHONE
UGFO	UNDERGROUND FIBER OPTIC
UGT	UNDERGROUND TELEPHONE
UGG	UNDERGROUND GAS
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
FM	FORCE MAIN
STM	STEAM LINE
UNK	UNDERGROUND UNKNOWN UTILITY
UGTC	UNDERGROUND TRAFFIC CONTROL
TEMPORARY BENCHMARK (TBM)	ELEVATIONS
TC 10.00	TOP OF CURB ELEVATIONS
TW 10.00	TOP OF WALL ELEVATIONS
UTILITY STRUCTURE ID	
TH#	TEST HOLE W/ID NO.

SURVEY CONTROL LEGEND	
IRON PIN FOUND	- PIN(F)
IRON PIN SET	- PIN(S)
NAIL FOUND	- NAIL(F)
NAIL SET	- NAIL(S)
DRILL HOLE FOUND	- DH(F)
DRILL HOLE SET	- DH(S)
CONC. STEEL PIN FOUND	- MON(F)
CONC. STEEL PIN SET	- MON(S)
UNABLE TO ACCESS	- (UTA)

SURVEY NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF CURRENT TITLE REPORTS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, POLICY NO. 052323078-1 (PARCEL 2000219), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-2 (PARCELS 2000218, 2000221, 2000222), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-3 (PARCELS 2000220, 2000224, 2000225, 2000226, 2000227), COMMITMENT DATE: MAY 4, 2023 AT 08:00 AM; POLICY NO. 052323078-4 (PARCEL 2000223), COMMITMENT DATE: MAY 29, 2023 AT 08:00 AM.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONES "X", "SHADED X" AND "AE" (EL 8') AS SHOWN ON PANEL 0025H OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF HAMPTON, COMMUNITY NO.: 515527, DATED 5/16/2016. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON MISC. MAP BOOK 4, PAGE 94.
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONEXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- LOCATION OF UNDERGROUND NON-GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF JEFFREY J. VERRETHER, L.S. (LIC. NO. 2306) FROM AN ACTUAL GROUND/AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON JANUARY 6, 2023; AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- AS PER CITY OF HAMPTON ZONING DEPARTMENT, THIS SITE IS ZONED R-11, ONE-FAMILY RESIDENTIAL DISTRICT. SETBACK REQUIREMENTS AS PER ZONING ORDINANCE, ARTICLE VIII, SEC. 4-75 BUILDING SETBACK REGULATIONS:
 - FRONT: 30 FEET
 - REAR: 20 FEET
 - SIDE: TOTAL OF THE 2 SIDE YARDS SHALL BE AT LEAST 25% OF THE LOT WIDTH.
 - MAXIMUM BUILDING HEIGHT: 35 FEET
- EXISTING PARKING: EXISTING PAINTED SPACES = 0 SPACES, EXISTING HC SPACES = 0 SPACES, TOTAL SPACES = 0 SPACES
- THERE WAS NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES THAT WERE OBSERVED AT TIME OF SURVEY. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- THERE WAS NO PLAUSIBLE EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- PROPERTY HAS DIRECT/INDIRECT ACCESS TO A DEDICATED PUBLIC STREET OR HIGHWAY MAINTAINED BY THE CITY OF HAMPTON.
- THE PROPERTY SURVEYED HEREON IS THE SAME AS THE PROPERTY STATED IN THE TITLE REPORTS REFERENCED ABOVE (SEE NOTE 1).
- THE BOUNDARIES OF THE PROPERTY SURVEYED HEREON, WHERE ASCERTAINABLE FROM RECORDS PROVIDED TO AND/OR OBTAINED FROM RECORDS RESEARCH AND/OR FROM FIELD EVIDENCE, GATHERED AT THE TIME OF SURVEY, ARE CONTIGUOUS WITH THE BOUNDARIES OF THE ADJOINING PROPERTIES AND THAT THERE ARE NO GAPS, GORES OR OVERLAPS IDENTIFIED, UNLESS OTHERWISE SHOWN HEREON AND IDENTIFIED AS SUCH.



DESIGNED	CJS
DRAWN	JJV
CHECKED	JJV
APPROVED	JJV
DATE	6/14/24

REVISION	DATE	BY	DESCRIPTION

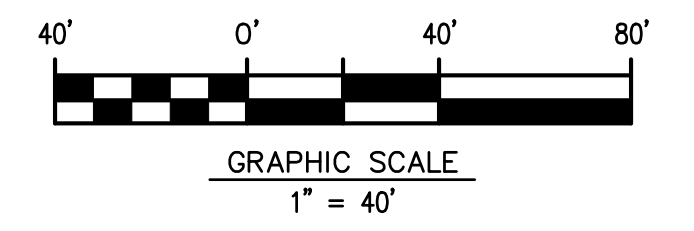
ALTA/NSPS LAND TITLE SURVEY
for
QUEEN STREET PROPERTIES
(BEING KNOWN AS 1232 QUEEN STREET)

VIRGINIA
HAMPTON

SHEET
2
2 of 4 Sheets

SCALE: 1" = 40'

PROJ. NO.: 21081A



SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-1 (EXCEPTIONS SHOWN ON SURVEY AS "C-1"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR JUNE 5, 2023 AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
7. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
8. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
9. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
10. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
11. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012687. SHOWN ON SURVEY.
12. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-/- WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
13. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
16. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
17. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT PLOTTABLE.
18. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
19. ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-2 (EXCEPTIONS SHOWN ON SURVEY AS "C-2"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
10. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
12. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
13. CPA BUFFER AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
17. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
18. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
19. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-3 (EXCEPTIONS SHOWN ON SURVEY AS "C-3"):

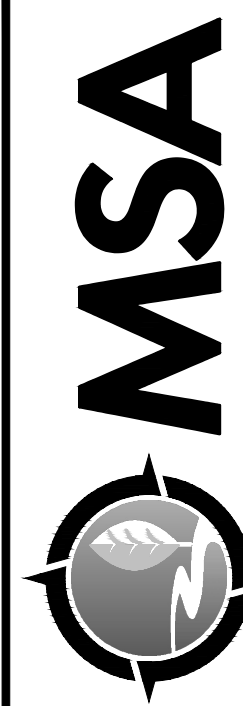
- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
10. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
12. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012686. SHOWN ON SURVEY.
13. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY DOCUMENT RECORDED AS INSTRUMENT NO. 170012687. SHOWN ON SURVEY.
14. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
17. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-/- WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION AND AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
18. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
19. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
20. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
21. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
22. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
23. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.

SCHEDULE B, PART II, EXCEPTIONS PER TITLE COMMITMENT 052323078-4 (EXCEPTIONS SHOWN ON SURVEY AS "C-4"):

- 1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I - REQUIREMENTS ARE MET. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
2. ANY LIEN OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. NOT PLOTTABLE.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
5. TAXES FOR 2023, TO INCLUDE ROLLBACK TAXES, AND ANY/ALL SUPPLEMENTAL TAXES POSTED SUBSEQUENT TO THE EFFECTIVE DATE HEREOF ARE A LIEN, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
6. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. NOT A SURVEY ITEM.
7. POSSIBLE SUPPLEMENTAL ASSESSMENTS AND TAXES FOR IMPROVEMENTS CONSTRUCTED ON THE LAND, NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
8. STORM WATER FEES NOT YET DUE AND PAYABLE. NOT A SURVEY ITEM.
9. COVENANTS AND RESTRICTIONS APPEARING IN THE PUBLIC RECORDS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH INAPPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
10. MAINTENANCE ASSESSMENTS AS SET FORTH IN THE AFORESAID RESTRICTIVE COVENANTS. NOT A SURVEY ITEM.
11. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. IF ANY OBSERVED AT TIME OF SURVEY, THEN SHOWN ON SURVEY.
12. RIGHTS OF THE FEDERAL GOVERNMENT, THE COMMONWEALTH OF VIRGINIA AND HAMPTON, VIRGINIA TO REGULATE ALL MARSHLAND, MEADOWLAND OR WETLAND CONTAINED WITHIN THE BOUNDS OF THE REAL ESTATE DESCRIBED IN SCHEDULE C. RIGHTS NOT PLOTTABLE. MARSHLAND, MEADOWLAND OR WETLANDS SHOWN ON SURVEY.
13. RIGHTS OF OTHERS IN AND TO THE USE OF ANY DRAINS AND/OR DITCHES LOCATED OVER, ACROSS, IN OR UNDER THE INSURED PREMISES, AND RIGHTS TO ENTER UPON SAID PREMISES TO MAINTAIN THE SAME. RIGHTS NOT PLOTTABLE. DRAINS AND/OR DITCHES SHOWN ON SURVEY.
14. RIGHTS OF OTHERS IN AND TO THE USE OF 20' LANE (SOMETIMES REFERRED TO AS ELY ROAD), AS SHOWN ON RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' LANE SHOWN ON SURVEY.
15. RIGHTS OF OTHERS IN AND TO THE USE OF 20' FOOT ROAD IN COMMON (BUSH LANE), AS RECORDED PLAT OF SUBDIVISION. RIGHTS NOT PLOTTABLE. 20' ROAD SHOWN ON SURVEY.
16. RIGHTS OF OTHERS IN AND TO THE USE OF "EXISTING GRAVEL DRIVE" AND "EXISTING 9'-/- WIDE ASPHALT DRIVE", AS SHOWN ON RECORDED PLAT OF SUBDIVISION AND AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. GRAVEL AND ASPHALT DRIVES SHOWN ON SURVEY.
17. RIGHTS OF OTHERS IN AND TO THE USE OF 20' ROAD (BENTON LANE - PRIVATE), AS SHOWN ON "TOPOGRAPHIC SURVEY FOR QUEEN STREET PROPERTIES (MISC. MB 4, PG 34)" BY MSA ENGINEERS-SCIENTISTS-SURVEYORS, DATED 03/17/2023 AND IDENTIFIED AS PROJECT NO. 21081A. RIGHTS NOT PLOTTABLE. 20' ROAD (BENTON LANE) SHOWN ON SURVEY.
18. THE EXACT AMOUNT, COMPUTATION, ACREAGE AND ACCURACY OF THE AREA CONTENT OF THE LAND DESCRIBED IN SCHEDULE A HEREOF IS NOT INSURED. TOTAL SITE ACREAGE SHOWN ON SURVEY.
19. LACK OF A RIGHT OF ACCESS TO AND FROM THE LAND. NOT A SURVEY ITEM.
20. THIS POLICY DOES NOT INSURE AS TO MATTERS RELATING TO OR ARISING FROM THE COMPLIANCE WITH APPLICABLE SUBDIVISION ORDINANCES. NOT A SURVEY ITEM.
21. NOTE: ADDITIONAL EXCEPTIONS WILL BE ADDED IF A LOAN POLICY, AND ADMINISTRATION OF SAID LOAN, IS REQUESTED BY PURCHASER. NOT A SURVEY ITEM.
22. FOR INFORMATIONAL PURPOSES ONLY: 24 MONTH CHAIN. IT BEING THE PROPERTY CONVEYED TO HAMPTON REDEVELOPMENT & HOUSING AUTHORITY BY DEED OF GIFT FROM JOHN SMITH BUSH, III, DATED 11/24/2019 AND RECORDED 01/28/2020 AS INSTRUMENT NUMBER 200001170. NOT A SURVEY ITEM.

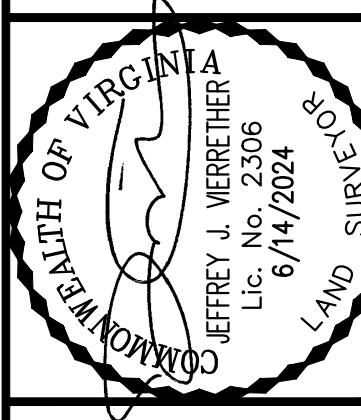
I:\Projects\21081A\Surveying\Drawings & Exhibits\DWG\21081A_ALTA_survey_updated.dwg [3] - Friday, June 14, 2024, 9:55am

SEE SHEET 2 OF 4 FOR SURVEY NOTES. SEE SHEET 4 OF 4 FOR LEGAL DESCRIPTIONS AND METES AND BOUNDS DESCRIPTION.



ENGINEERS | SCIENTISTS | SURVEYORS

5032 ROUSE DRIVE, SUITE 200 | VIRGINIA BEACH, VA 23462 | 757.490.0264 | MSAONLINE.COM



DESIGNED: CJS
DRAWN: JJJ
CHECKED: JJJ
APPROVED: JJJ
DATE: 6/14/24

Table with columns for REVISIONS (NO. and DESCRIPTION) and a grid for tracking changes.

VIRGINIA

ALTA/NSPS LAND TITLE SURVEY for QUEEN STREET PROPERTIES (BEING KNOWN AS 1232 QUEEN STREET)

HAMPTON

