

SCHEDULE B PART I
COMMITMENT# FNT-07-001, DATED 8-20-2021

- ALL ASSESSMENTS AND TAXES FOR THE SECOND HALF FISCAL YEAR 2021/2022, A LIEN BUT NOT YET DUE AND PAYABLE, AND ALL SUBSEQUENT YEARS. **NOT A SURVEY RELATED ITEM.**
- EASEMENT GRANTED ROANOKE GAS COMPANY BY INSTRUMENT FROM CITY OF SALEM, VIRGINIA, DATED JANUARY 13, 1986, RECORDED IN DEED BOOK 108, PAGE 198. SAID EASEMENT IS SHOWN AS A 5 FT. GAS LINE EASEMENT CROSSING THE SOUTHERLY PORTION OF PROPERTY, AS SHOWN ON PLAT OF SURVEY BY PARKER DESIGN GROUP DATED JANUARY 31, 2007, RECORDED IN PLAT BOOK 11, PAGE 88, SLIDE 197. **AS SHOWN HEREON.**
- EASEMENT RESERVED BY THE CITY OF SALEM, VIRGINIA FOR RAILROAD RIGHT-OF-WAY AND EASEMENT DEED TO SKYLINE PAINT & HARDWARE, INC. DATED NOVEMBER 25, 1986, RECORDED IN DEED BOOK 120, PAGE 267. SAID EASEMENT IS SHOWN ON THE RECORDED PLAT IN PLAT BOOK 4, PAGE 53, CROSSING THE NORTHERLY PORTION OF PROPERTY; ALSO SHOWN ON THE AFORESAID SURVEY RECORDED IN PLAT BOOK 11, PAGE 88, SLIDE 197. **AS SHOWN HEREON.**
- EASEMENT GRANTED APPALACHIAN ELECTRIC POWER COMPANY BY INSTRUMENT FROM WERTZ FLORIST, DATED MARCH 25, 1940, RECORDED IN ROANOKE COUNTY DEED BOOK 274, PAGE 171. **NOT SHOWN HEREON. EXACT LOCATION UNKNOWN.**
- RIGHTS OF OTHERS IN AND TO THE USE OF THE APPURTENANT EASEMENT SET FORTH IN THE DESCRIPTION APPEARING UNDER SCHEDULE A HEREOF. **NOT A SURVEY RELATED ITEM.**
- THE FOLLOWING MATTERS SHOWN ON THE RECORDED PLAT IN PLAT BOOK 4, PAGE 53; PLAT OF SURVEY BY BALZER AND ASSOCIATES, INC. DATED DECEMBER 27, 1993 AND PLAT BOOK 11, PAGE 88, SLIDE 197:
 - 18" AND 24" STORM SEWERS CROSSING THE NORTHERLY PORTION OF PROPERTY **AS SHOWN HEREON.**
 - ROANOKE GAS CO. EASEMENT AND CONSTRUCTION EASEMENT LOCATED INSIDE THE SOUTHERLY PROPERTY LINE (DEED BOOK 108, PAGE 198) **AS SHOWN HEREON.**
- RIGHTS OF THE RAILROAD COMPANY SERVICING THE RAILROAD SIDING LOCATED ON INSURED PREMISES IN AND TO THE TIES, RAILS AND OTHER PROPERTIES CONSTITUTING SAID RAILROAD SIDING OR IN AND TO THE USE THEREOF, AND ALSO RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE USE THEREOF. **EASEMENT FOR THE RAILROAD SIDING IS SHOWN HEREON. (DEED BOOK 120, PAGE 267.)**
- THE FOLLOWING ADDITIONAL MATTERS SHOWN ON PLAT OF SURVEY BY PARKER DESIGN GROUP DATED JANUARY 31, 2007, RECORDED IN PLAT BOOK 11, PAGE 88, SLIDE 197:
 - OVERHEAD WIRE CROSSING THE NORTHERLY PORTION OF PROPERTY **AS SHOWN HEREON.**
 - CABLE TV AND WATER METER LOCATED IN THE SOUTHEASTERLY CORNER OF PROPERTY **CABLE TV PEDESTAL IS GONE WATER METERS ARE AS SHOWN HEREON.**
 - ENCROACHMENT UPON DILLARD DRIVE BY MAIL BOXES APPURTENANT TO INSURED PREMISES **DESCRIBED MAILBOXES ARE AS SHOWN HEREON.**
 - ENCROACHMENT UPON THE PROPERTY ADJOINING ON THE SOUTHEAST BY THE SIGNAGE APPURTENANT TO INSURED PREMISES **SIGN IS ALSO AS SHOWN HEREON.**
- RIGHTS OF PARTIES IN POSSESSION UNDER UNRECORDED LEASES. **NOT A SURVEY RELATED ITEM.**

SCHEDULE B PART II
COMMITMENT# FNT-07-001, DATED 8-20-2021

- ASSIGNMENT OF LEASES AND RENTS FROM EX NIHILO, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, TO VALLEY BANK, DATED JANUARY 31, 2007, RECORDED FEBRUARY 01, 2007 AT 4:25 P.M., INSTRUMENT NUMBER #070000417. **NOT A SURVEY RELATED ITEM.**

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 12:45 O'CLOCK P.M. ON THIS 1 DAY OF Oct, 2021.

TESTE: CHANCE CRAWFORD

CLERK
BY: *[Signature]*
DEPUTY CLERK

LEGAL DESCRIPTION PROVIDED:

BEING PARCEL B-2A, CONTAINING 1.697 ACRES, MORE OR LESS, AS SHOWN ON A RESUBDIVISION PLAT FOR LIGHTING GALLERIES SITUATED ON DILLARD DRIVE SHOWING THE DIVISION OF PARCEL B-2, DILLARD INDUSTRIAL PARK, CREATING PARCEL B-2A (1.697 ACRES) AND PARCEL B-2B (2.154 ACRES), PREPARED BY BALZER AND ASSOCIATES, DATED APRIL 22, 1991 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE CITY OF SALEM, VIRGINIA IN PLAT BOOK 4, PAGE 53; ALSO SHOWN ON PLAT OF SURVEY BY PARKER DESIGN GROUP DATED JANUARY 31, 2007, RECORDED IN THE AFORESAID CLERK'S OFFICE IN PLAT BOOK 11, PAGE 88, SLIDE 197.

TOGETHER WITH A RIGHT OF WAY EASEMENT OVER THE INDUSTRIAL ACCESS ROAD LEADING IN A NORTHERLY DIRECTION FROM APPERSON DRIVE ACROSS THE TRACKS OF NORFOLK & WESTERN RAILWAY COMPANY TO DILLARD DRIVE, AND ON DILLARD DRIVE TO THE HEREINABOVE DESCRIBED PROPERTY.

SURVEYED LEGAL DESCRIPTION:

BEGINNING AT AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF DILLARD DRIVE, SAID PIN BEING 405± FROM THE POINT OF INTERSECTION OF DILLARD STREET; THENCE LEAVING SAID RIGHT OF WAY, N 31°11'11" E 348.75' TO AN IRON PIN FOUND ON THE SOUTHERN RIGHT OF WAY OF THE NORFOLK AND SOUTHERN CORPORATION, THENCE WITH THE SAID RIGHT OF WAY S 85°16'07" E 208.87' TO AN IRON PIN FOUND, THENCE LEAVING THE SAID NORFOLK AND SOUTHERN CORPORATION RIGHT OF WAY, S 31°11'11" W 441.80' TO AN IRON PIN FOUND ON THE NORTHERN RIGHT OF WAY OF DILLARD DRIVE, THENCE WITH SAID RIGHT OF WAY N 58°48'49" W 187.00' TO THE PLACE OF BEGINNING. BEING PARCEL B-2A, CONTAINING 1.697 ACRES, MORE OR LESS.

SURVEY CERTIFICATION:

TO: EX NIHILO LLC, STAR CITY REALTY LLC, AND FIDELITY NATIONAL TITLE GROUP INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 "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), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED SEPTEMBER 10, 2021.

SURVEYOR DOES ALSO CERTIFY THAT THE PARCEL AS SHOWN ON THE SURVEY IS THE SAME PARCEL DESCRIBED IN THE TITLE COMMITMENT.

[Signature] 9-17-2021
ALAN CLEMONS, L.S. VA DATE
REGISTRATION NO. 002823
aclemons@parkerdg.com

GENERAL NOTES:

- THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT COMMITMENT #FNT-07-001 WITH AN EFFECTIVE DATE OF AUGUST 20, 2021 AND IS SUBJECT THERETO.
- THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X-UNSHADED" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0143 G, EFFECTIVE DATE SEPTEMBER 28, 2007. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.

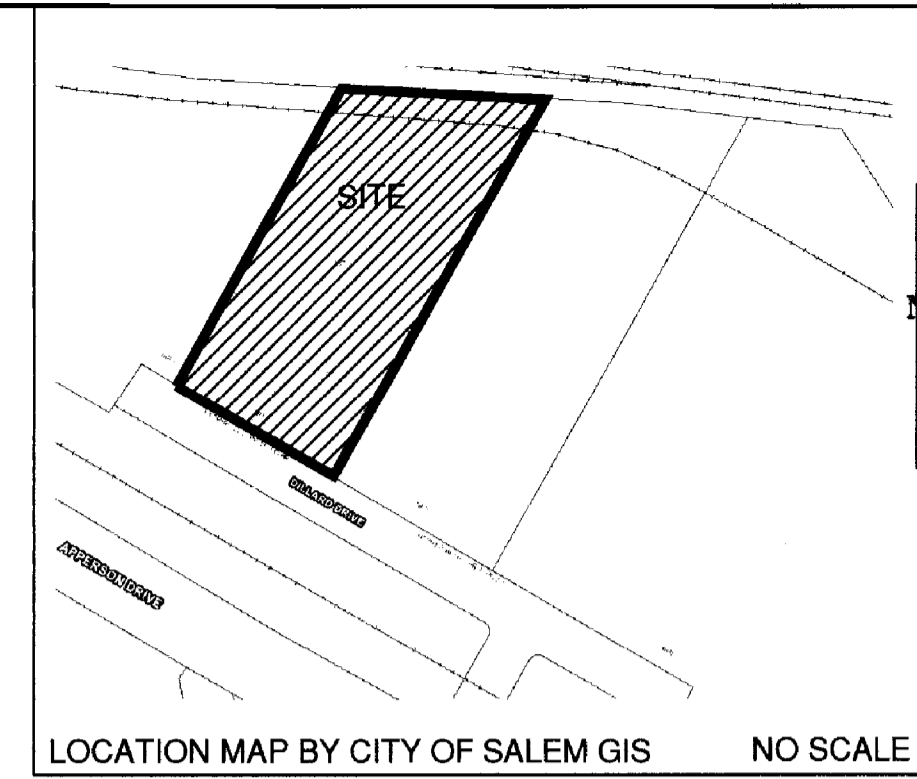
SURVEYOR'S NOTE:

THERE WAS NO EVIDENCE OF THE FOLLOWING AS OF THE DATE OF THIS SURVEY:

- OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS.
- PROPOSED CHANGES IN STREET RIGHT OF WAY LINES NOR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL OR WETLANDS.

UTILITY CERTIFICATION:

THE UTILITIES SHOWN HEREON BY PARKER DESIGN GROUP ARE BASED ON MISS UTILITY MARKINGS COMPLETED ON 09-08-2021 WITH TICKET #A124600701-00A, MARKINGS BY SAVE UTILITY LINES, A PRIVATE LOCATER, FIELD LOCATION OF OBSERVED EVIDENCE OF UTILITIES AT TIME OF SURVEY. REMARKING OF UTILITIES AND VERIFICATION ARE SUGGESTED BEFORE ANY POSSIBLE EARTH WORK IS PERFORMED.



OWNER INFORMATION:

OWNER: EX NIHILO LLC
LEGAL REF.: INSTRUMENT #070000415

ZONING HM - HEAVY MANUFACTURING DISTRICT
MINIMUM LOT REQUIREMENTS.

- AREA: NO MINIMUM
- FRONTAGE: NO MINIMUM

MINIMUM SETBACK REQUIREMENTS.

- PRINCIPAL STRUCTURE:
FRONT YARD: NO MINIMUM
SIDE YARD: NO MINIMUM
REAR YARD: NO MINIMUM
- ACCESSORY STRUCTURES:
FRONT YARD: NO MINIMUM
SIDE YARD: NO MINIMUM
REAR YARD: NO MINIMUM

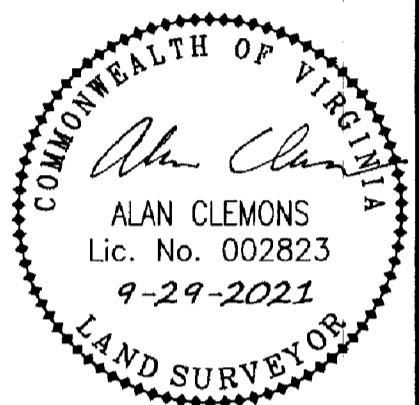
- MAXIMUM HEIGHT OF STRUCTURES.
- PRINCIPAL STRUCTURES: 75 FEET
 - ACCESSORY STRUCTURES: 75 FEET



2122 Carolina Ave. SW
Roanoke, VA 24014
Ph: 540-387-1153

1915-B W. Cary Street
Richmond, VA 23220
Phone: 804-358-2947

www.parkerdg.com



ALTA/NSPS LAND TITLE SURVEY FOR
STAR CITY REALTY LLC
OF PARCEL B-2A (1.697 AC.) OF THE RESUBDIVISION OF LOT B-2 FOR LIGHTING GALLERIES (P.B.4, PG.53) SITUATED AT 1871 DILLARD DRIVE, AS DESCRIBED IN INSTRUMENT #070000415 CITY OF SALEM, VIRGINIA

REVISIONS

Attorney comments
29 September, 2021

CALCS BY:

DRAWN BY: MAC

CHECKED BY: REC/SCB

SCALE: 1" = 40'

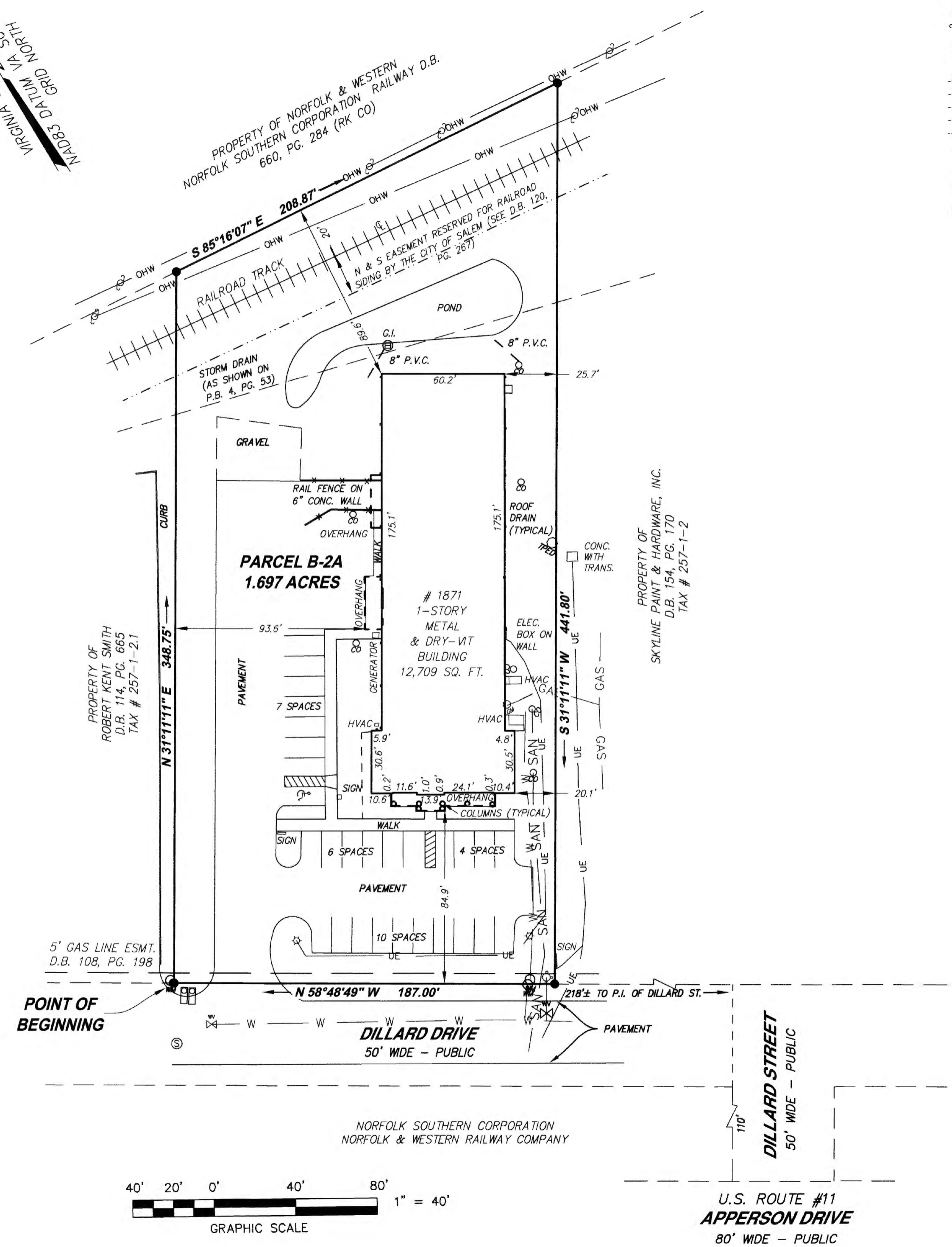
DATE: SEPTEMBER 15, 2021

PROJECT NUMBER: 21-0270:01

SHEET NO.:

1 OF 2

VIRGINIA STATE PLANE
 NAD83 DATUM VA SOUTH ZONE



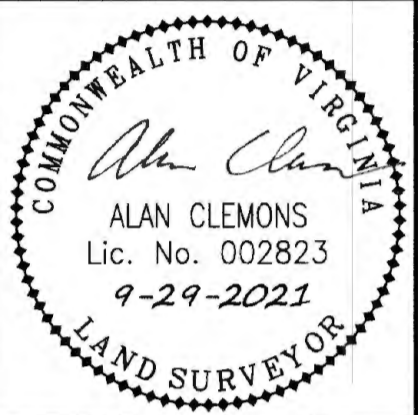
- LEGEND:**
- MONUMENT FOUND
 - UTILITY POLE
 - LIGHT POLE
 - WATER METER
 - GAS VALVE
 - GAS METER
 - OVERHEAD WIRES
 - UNDERGROUND GAS
 - UNDERGROUND SEWER
 - UNDERGROUND ELECTRIC
 - UNDERGROUND STORM
 - TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - SEWER MANHOLE
 - MAILBOXES



2122 Carolina Ave, SW
 Roanoke, VA 24014
 Ph: 540-387-1153

1915-B W. Cary Street
 Richmond, VA 23220
 Phone: 804-358-2947

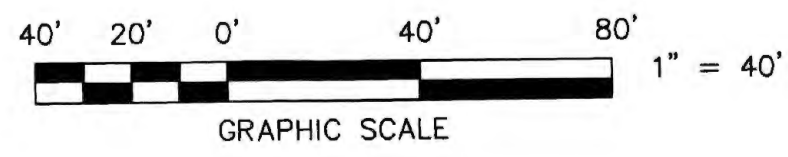
www.parkerdg.com



ALTANSPS LAND TITLE SURVEY FOR
STAR CITY REALTY LLC
 OF PARCEL B-2A (1.697 AC.) OF THE RESUBDIVISION OF LOT
 B-2 FOR LIGHTING GALLERIES (P.B. 4, PG. 53)
 SITUATED AT 1871 DILLARD DRIVE,
 AS DESCRIBED IN INSTRUMENT #070000415
 CITY OF SALEM, VIRGINIA

REVISIONS	
Attorney comments	29 September, 2021
CALCS BY:	
DRAWN BY:	MAC
CHECKED BY:	REC/SCB
SCALE:	1" = 40'
DATE:	SEPTEMBER 15, 2021
PROJECT NUMBER:	21-0270:01
SHEET NO.:	

2 OF 2



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE SUBDIVISION ORDINANCE OF CITY OF SALEM, VIRGINIA.

S:\2021 Projects\21-0270 1871 Dillard Drive\6 DWG\01 Survey Base Production\21-0270 DILLARD DRIVE ALTA.dwg September 30, 2021 9:39:00 AM