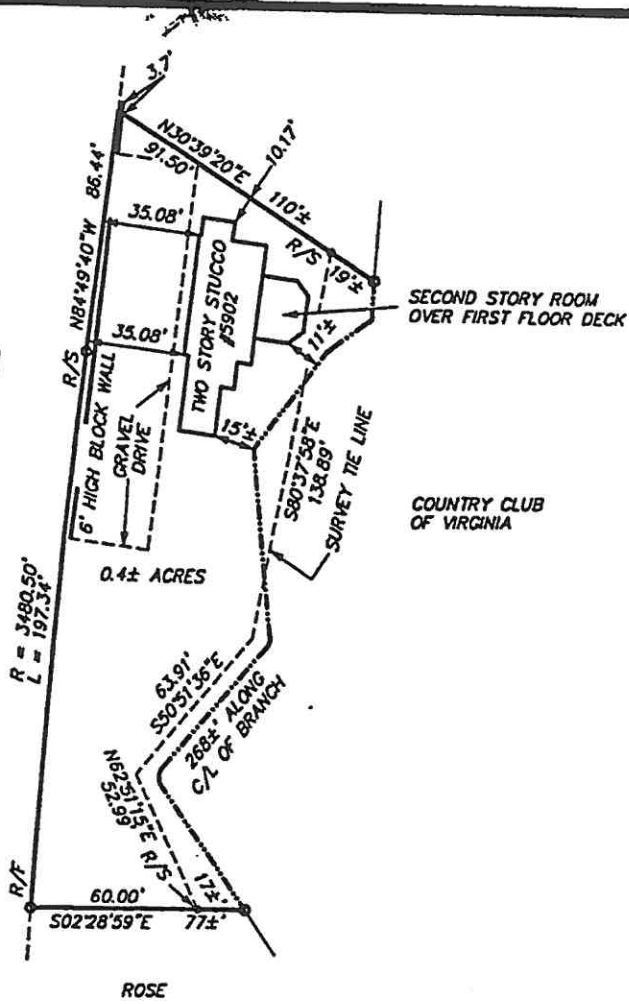


Please note:
 This survey is provided as a convenience to the Purchaser. Its accuracy is warranted neither by the Seller nor the Broker.

RIVER ROAD



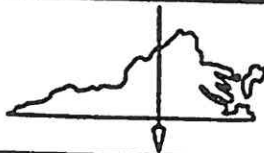
0.4± ACRES LYING ON THE NORTH LINE OF RIVER ROAD
RICHMOND, VIRGINIA
 SCALE 1" = 50' MAY 10, 2001

TITLE CERTIFICATE
 THIS IS TO CERTIFY THAT ON MAY 10, 2001 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT ALL VISABLE IMPROVEMENTS ARE SHOWN HEREON; THAT THERE ARE NO ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE REPORT. MAXIMUM POSITIONAL TOLERANCE OF CORNERS IS .05 FEET.



BY *C.L. Wingate*
 CHARLES L. WINGATE
 VA. LIC. NO. 1250

FOR THE EXCLUSIVE USE OF THE PURCHASER
THOMAS B. TEAL
 FLOOD ZONE C



WINGATE & KESTNER P.L.C.
 CIVIL ENGINEERS AND LAND SURVEYORS
 5603 STAPLES MILL ROAD
 RICHMOND, VIRGINIA 23228
 (804)286-3155 * FAX(804)286-51