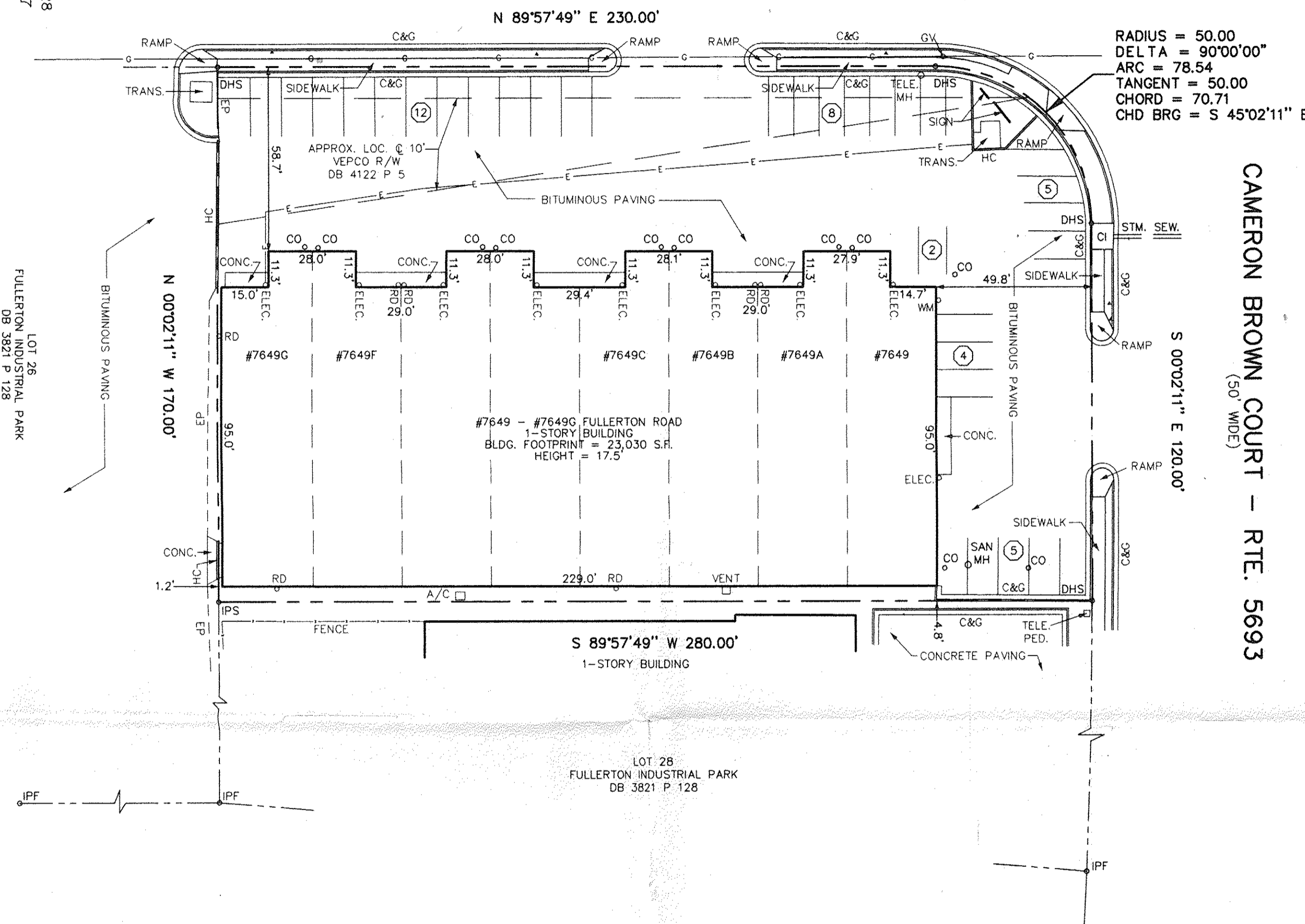


VICINITY MAP
SCALE ~ 1" = 2,000'

FULLERTON ROAD - RTE 4502
(60' WIDE)

NORTH PER DB 3821 P 128



RADIUS = 50.00
DELTA = 90°00'00"
ARC = 78.54
TANGENT = 50.00
CHORD = 70.71
CHD BRG = S 45°02'11" E

- LEGEND**
- HC - HEADER CURB
 - C&G - CURB & GUTTER
 - EP - EDGE OF PAVEMENT
 - WM - WATER METER
 - RD - ROOF DRAIN
 - CI - CURB INLET
 - CO - CLEAN OUT
 - GV - GAS VALVE
 - MH - MANHOLE
 - TELE. PED. - TELEPHONE PEDESTAL
 - TRANS. - TRANSFORMER
 - ▲ - STREET SIGN
 - IPF - IRON PIPE FOUND
 - DHS - DRILL HOLE SET
 - IPS - IRON PIPE SET

- G — APPROX. LOC. UNDRGRND. GAS MAIN
- E — APPROX. LOC. UNDRGRND. ELECTRIC LINE
- ⑥ DENOTES NUMBER OF PARKING SPACES

NOTES

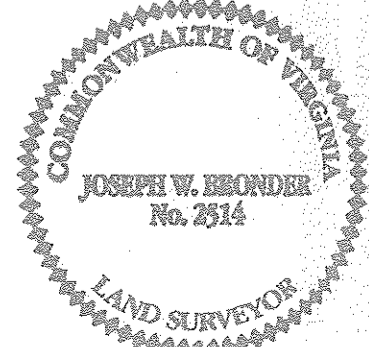
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ASSESSMENT MAP No. 099-1-04-00-0027.
2. ZONED I-5
3. AREA = 47,064 S.F.
4. BUILDING HEIGHT - THE VERTICAL DISTANCE MEASURED FROM THE FIRST FLOOR TO THE TOP OF THE PARAPET WALL.
5. THIS SURVEY DOES NOT ADDRESS WETLANDS, TOXIC OR CONTAMINATED WASTE OR SOIL CONDITIONS NOR HAVE ANY REPORTS, STUDIES ETC. BEEN FURNISHED TO THIS SURVEYOR.
6. NO GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL WAS OBSERVED DURING FIELD INSPECTION.
7. THERE ARE CURRENTLY 36 PARKING SPACES STRIPED ON THIS SITE.
8. OWNER - RONALD F. LEWIS, TR.
DB 3821 P 128
9. FAIRFAX COUNTY ZONING REQUIREMENTS
FRONT - CONTROLLED BY A 45° ANGLE OF BULK PLANE,
BUT NOT LESS THAN 40'
SIDE - NO REQUIREMENT
REAR - NO REQUIREMENT
10. THIS LOT IS IN AN AREA SHOWN ON FIRM COMMUNITY PANEL 515525 0125D MAP REVISED MARCH 5, 1990 DESIGNATED AS ZONE X - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
11. FULLERTON INDUSTRIAL PARK RECORDED AT DB 3821 P 128 AND THIS PROPERTY IS SUBJECT TO PROVISIONS, RESTRICTIONS AND EASEMENTS, ETC. RECORDED THEREIN.
12. THIS PROPERTY SUBJECT TO SANITARY SEWER AGREEMENT DB 3975 P 200.
13. THIS SURVEY BASED ON HBS TITLE ENTERPRISES, INC FILE #HBS-27046 DATED MARCH 30, 2004.

CAMERON BROWN COURT - RTE. 5693
(50' WIDE)

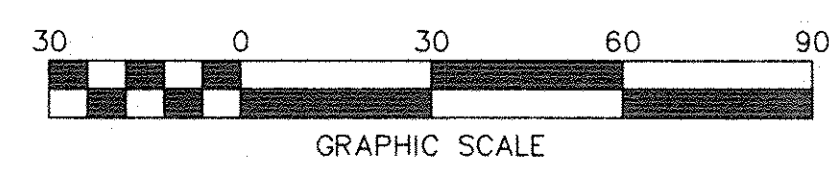
LOT 28
FULLERTON INDUSTRIAL PARK
DB 3821 P 128

TO: L & L TITLE & ESCROW, LTD.

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, ACSM AND NSPS IN 1999, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(c), 8, 9, 10, 11(b) AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.



JOSEPH W. BRONDER, #2514
DATE 5/12/04



ALTA/ACSM LAND TITLE SURVEY
LOT 27
FULLERTON INDUSTRIAL PARK
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE ~ 1" = 30' MAY 12, 2004
JOHN P. DIGIULIAN
LAND SURVEYOR
7000-D NEWINGTON ROAD
LORTON, VIRGINIA 22079
703-339-7449