

NOTES

1. PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY TAX ASSESSMENT MAP 80 ((20)), PARCEL 12, AS PIN: 031-46-0125, AND IS CURRENTLY ZONED PD-IP PER THE 1972 ZONING ORDINANCE.
2. BOUNDARY INFORMATION BASED ON A CURRENT FIELD SURVEY.
3. TITLE REPORT FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER: CTIC-08177, EFFECTIVE DATE: DECEMBER 11, 2003.
4. PIN: 031-46-0125-000 IS NOW IN THE NAME OF STEEPLECHASE SPORTSPLEX LLC AS RECORDED IN INSTRUMENT # 200304230046735, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
5. STEEPLECHASE, SECTION 2, PARCEL 12A IS RECORDED IN INSTRUMENT # 200304090040460, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
6. THE PROPERTY SHOWN HEREON IS IMPROVED LAND AND AS SUCH HAS A BUILDING AND 209 PARKING SPACES AND 4 HANDICAPPED PARKING SPACES.
7. EXCEPT AS SHOWN, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS, AND ENCROACHMENTS ONTO SAID PREMISES BY BUILDINGS, STRUCTURES OR OTHER VISIBLE IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
8. THE PROPERTY SHOWN HEREON IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X", AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AND SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD ZONE DESIGNATION "AE", BASE FLOOD ELEVATION DETERMINED, AS DETERMINED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE MAP PANEL NO. 268 OF 425, WITH A EFFECTIVE DATE OF JULY 5, 2001; FOR COMMUNITY PANEL NUMBER 510090 0268 D, IN LOUDOUN COUNTY, STATE OF VIRGINIA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PREMISES IS SITUATED.
9. THE FLOODPLAIN OVERLAY DISTRICT IS REGULATED BY SECTION 740 OF THE 1972 ZONING ORDINANCE(FSM SECTION 8.103.A.15).
10. UTILITY LOCATIONS BASED UPON SURFACE EVIDENCE ONLY.
11. THE PROPERTY CONTAINS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
12. THE PROPERTY DOES NOT CONTAIN OBSERVABLE EVIDENCE OF EARTH MOVING WORK.
13. THE PROPERTY CONTAINS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP OR SANITARY LANDFILL.
14. THE PROPERTY CONTAINS NO CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION, OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
15. THE PROPERTY SHOWS INDICATION OF ACCESS TO A PUBLIC WAY SUCH AS A CURB CUT OR DRIVEWAY.

SURVEYOR'S
LEGAL DESCRIPTION

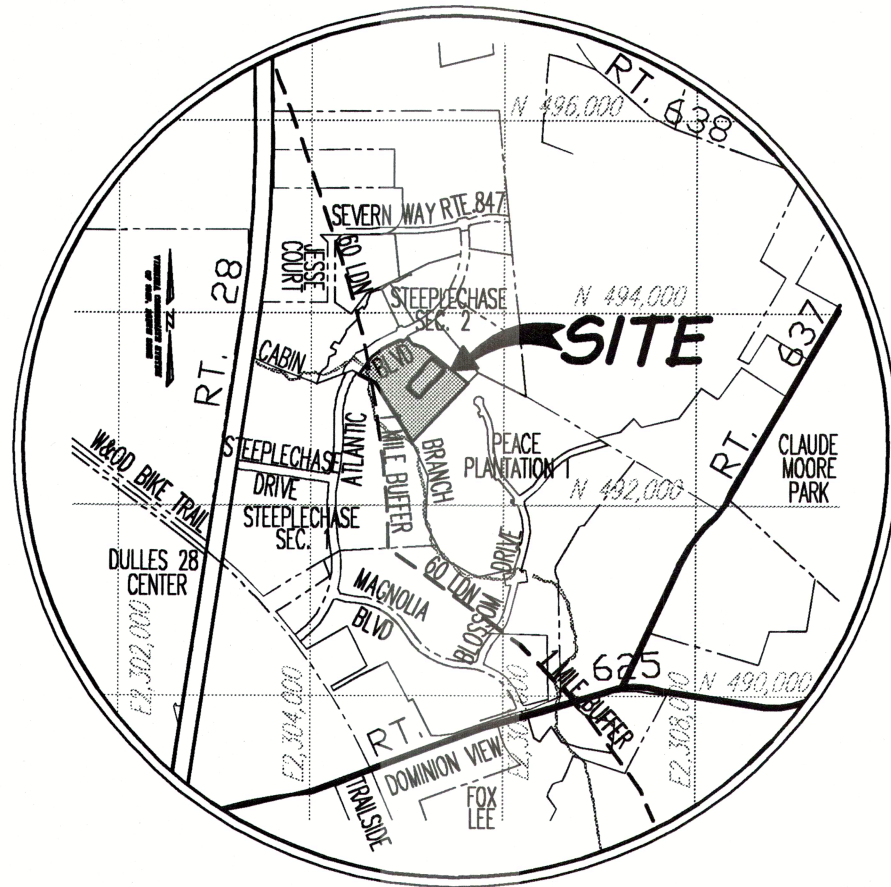
DESCRIPTION OF
LOT 12A
SECTION 2
STEEPLECHASE
POTOMAC ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
DECEMBER 23, 2003

BEGINNING AT A IRON PIPE SET ON THE SOUTHERN RIGHT-OF-WAY OF ATLANTIC BOULEVARD (VARIABLE WIDTH), THE NORTHEAST CORNER OF STEEPLECHASE, SECTION 1, LOT 5 AND THE NORTHWEST CORNER OF THE PROPERTY HEREIN DESCRIBED. THENCE, DEPARTING SAID STEEPLECHASE, SECTION 1, LOT 5 AND RUNNING WITH SAID ATLANTIC BOULEVARD THE FOLLOWING METES AND BOUNDS:
N 37° 16' 33" E, 130.97 FEET TO A IRON PIPE SET,
N 32° 59' 51" E, 95.28 FEET TO A IRON PIPE SET,
A DISTANCE OF 238.99 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 843.00 FEET, A CENTRAL ANGLE OF 16° 14' 37" AND A CHORD WHICH BEARS N 57° 23' 30" E, 238.20 FEET TO A IRON PIPE SET.
N 65° 30' 56" E, 90.85 FEET TO A IRON PIPE SET,
A DISTANCE OF 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90° 00' 00" AND A CHORD WHICH BEARS S 69° 29' 10" E, 35.36 FEET TO A IRON PIPE SET.
N 54° 12' 14" E, 61.19 FEET TO A IRON PIPE SET, SAID IRON PIPE SET BEING THE NORTHWEST CORNER OF STEEPLECHASE, SECTION 2, LOT 16A.
THENCE, DEPARTING SAID ATLANTIC BOULEVARD AND RUNNING WITH SAID LOT 16A THE FOLLOWING METES AND BOUNDS:
N 54° 12' 14" E, 1.37 FEET TO A IRON PIPE SET,
S 32° 20' 07" E, 19.91 FEET TO A IRON PIPE SET,
A DISTANCE OF 125.65 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 44° 59' 38" AND A CHORD WHICH BEARS S 54° 49' 57" E, 122.44 FEET TO A IRON PIPE SET.
S 77° 19' 46" E, 57.25 FEET TO A IRON PIPE SET,
A DISTANCE OF 37.09 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 26° 33' 38" AND A CHORD WHICH BEARS S 64° 02' 57" E, 36.75 FEET TO A IRON PIPE SET.
S 50° 46' 08" E, 557.38 FEET TO A IRON PIPE SET, SAID IRON PIPE SET BEING THE SOUTHWEST CORNER OF SAID LOT 16A AND THE NORTHERN LINE OF PEACE PLANTATION 1, SECTION 3, PARCEL A1.
THENCE, DEPARTING SAID LOT 16A AND RUNNING WITH THE LAND OF PEACE PLANTATION 1, SECTION 3, PARCEL A1, S 43° 28' 09" W, 846.94 FEET TO A POINT, SAID POINT BEING AN EASTERN CORNER OF SAID STEEPLECHASE, SECTION 1, LOT 5 PROPERTY, ALSO A NORTHWESTERN CORNER TO PEACE PLANTATION 1, SECTION 2, PARCEL B1 PROPERTY, AND A NORTHEASTERN CORNER OF STEEPLECHASE, SECTION 1, LOT 6A PROPERTY.
THENCE, DEPARTING SAID PEACE PLANTATION 1, SECTION 2, PARCEL B1, AND STEEPLECHASE, SECTION 1, LOT 6A PROPERTIES AND RUNNING WITH SAID STEEPLECHASE, SECTION 1, LOT 5 PROPERTY THE FOLLOWING METES AND BOUNDS:
N 31° 39' 21" W, 724.72 FEET TO A POINT,
N 61° 08' 13" W, 190.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 608,821 SQ.FT. OR 13.9766 ACRES OF LAND MORE OR LESS

TITLE REPORT EVALUATION

- EXCEPTION NO.
10. RIGHT OF WAY AGREEMENT IN FAVOR OF VIRGINIA ELECTRIC AND POWER COMPANY RECORDED AS INSTRUMENT NO. 20031020-0153396, SHOWN ON THIS SURVEY.
 11. DEED OF EASEMENT TO VERIZON VIRGINIA INC. RECORDED AS INSTRUMENT NO. 20031028-0142566, SHOWN ON THIS SURVEY.
 12. DEED OF EASEMENTS TO BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA ET AL. RECORDED AS INSTRUMENT NO. 20030812-0103906, SHOWN ON THIS SURVEY.
 13. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, RIGHTS-OF-WAY, BUILDING RESTRICTION LINES AND OTHER MATTERS IF ANY, PURSUANT TO OWNER'S DEDICATION, SHOWN OR NOTED ON THAT PLAT ENTITLED BOUNDARY LINE ADJUSTMENT, SECTION 2, LOTS 12, 16, 18, 20 AND 22, STEEPLECHASE RECORDED AS INSTRUMENT NO. 200304090040460, SAID INSTRUMENT CREATES LOT 12A BUT DOES NOT CREATE ANY NEW EASEMENTS.
 14. EASEMENTS GRANTED TO THE BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, AND THE LOUDOUN COUNTY SANITATION AUTHORITY AS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 1504 AT PAGE 1086, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
 15. EASEMENTS GRANTED TO THE LOUDOUN COUNTY SANITATION AUTHORITY AS SET FORTH IN THE INSTRUMENTS RECORDED:
IN DEED BOOK 415 AT PAGE 397, SHOWN ON THIS SURVEY.
IN DEED BOOK 1051 AT PAGE 977, SHOWN ON THIS SURVEY.
IN DEED BOOK 1720 AT PAGE 2361, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
IN DEED BOOK 1843 AT PAGE 2031, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
IN DEED BOOK 1843 AT PAGE 2034, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
IN DEED BOOK 1858 AT PAGE 2426, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
IN DEED BOOK 1858 AT PAGE 2429, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
 16. EASEMENT GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY AS SET FORTH IN THE INSTRUMENT RECORDED IN DEED BOOK 12-F AT PAGE 33, UNLOCATABLE DUE TO VAGUE DESCRIPTION.
 17. STORM WATER MANAGEMENT FACILITIES AND EASEMENT AGREEMENT RECORDED IN DEED BOOK 1749 AT PAGE 1761, DOES NOT APPLY TO THE LOT ON THIS SURVEY.
 18. SANITARY MANHOLES, APPROXIMATE FEMA 100 YEAR FLOOD PLAIN LIMITS, EXISTING TWENTY (20) FT. SANITARY SEWER EASEMENT, CABIN BRANCH, AND FIFTY (50) FT. BUILDING RESTRICTION LINE, ALL AS SHOWN ON PLAT RECORDED IN DEED BOOK 983 AT PAGE 834: SANITARY MANHOLES, SHOWN ON THIS SURVEY.
APPROXIMATE FEMA 100 YEAR FLOOD PLAIN LIMITS, SUPERCEDED BY FLOODPLAIN ALTERATIONS. EXISTING TWENTY (20) FT. SANITARY SEWER EASEMENT, SHOWN ON THIS SURVEY.
CABIN BRANCH, SHOWN ON THIS SURVEY.
FIFTY (50) FT. BUILDING RESTRICTION LINE, SHOWN ON THIS SURVEY.
 19. BUILDING RESTRICTION LINE(S), STORM SEWER EASEMENT(S), SIGHT DISTANCE EASEMENT(S), 100 YEAR FLOOD PLAIN EASEMENT(S), STORMWATER MANAGEMENT EASEMENT(S), STORMDRAIN EASEMENT(S), LOUDOUN COUNTY SANITATION AUTHORITY SANITARY SEWER EASEMENT(S), TEMPORARY CONSTRUCTION EASEMENT(S), LOUDOUN COUNTY SANITATION AUTHORITY WATERLINE EASEMENT(S), AND LOUDOUN COUNTY SANITATION AUTHORITY ACCESS EASEMENT(S), ALL AS SHOWN ON PLAT RECORDED IN DEED BOOK 1645 AT PAGE 1124: BUILDING RESTRICTION LINE(S), SHOWN ON THIS SURVEY.
STORM SEWER EASEMENT(S), SHOWN ON THIS SURVEY.
SIGHT DISTANCE EASEMENT(S), SHOWN ON THIS SURVEY.
100 YEAR FLOOD PLAIN EASEMENT(S), SHOWN ON THIS SURVEY.
STORMWATER MANAGEMENT EASEMENT(S), DO NOT APPLY TO THE LOT ON THIS SURVEY.
STORMDRAIN EASEMENT(S), DO NOT APPLY TO THE LOT ON THIS SURVEY.
LOUDOUN COUNTY SANITATION AUTHORITY SANITARY SEWER EASEMENT(S), SHOWN ON THIS SURVEY.
TEMPORARY CONSTRUCTION EASEMENT(S), DO NOT APPLY TO THE LOT ON THIS SURVEY.
LOUDOUN COUNTY SANITATION AUTHORITY WATERLINE EASEMENT(S), SHOWN ON THIS SURVEY.
LOUDOUN COUNTY SANITATION AUTHORITY ACCESS EASEMENT(S), DO NOT APPLY TO THE LOT ON THIS SURVEY.
 20. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON FEBRUARY 25, 2003 AS INSTRUMENT NO. 200302250015683, APPLIES TO THE LOT ON THIS SURVEY.
 21. EASEMENT AGREEMENT BY AND BETWEEN STAC LOUDOUN LAND, LLC, AND STEEPLECHASE SPORTSPLEX, LLC, RECORDED AS INSTRUMENT NO. 200304230046736, APPLIES TO THE LOT ON THIS SURVEY.



VICINITY MAP
SCALE: 1" = 2000'

THIS PROPERTY IS CLOSE TO THE WASHINGTON DULLES INTERNATIONAL AIRPORT, WITHIN ONE MILE OF THE LDN-60 NOISE CONTOUR. DUE TO SUCH PROXIMITY, IT MAY BE SUBJECT TO AIRCRAFT OVERFLIGHTS AND NOISE DUE TO AIRCRAFT. LDN LINES ARE BASED ON INFORMATION CONTAINED IN THE LOUDOUN COUNTY GENERAL PLAN, AS OF FEBRUARY 1, 1995.

LEGEND

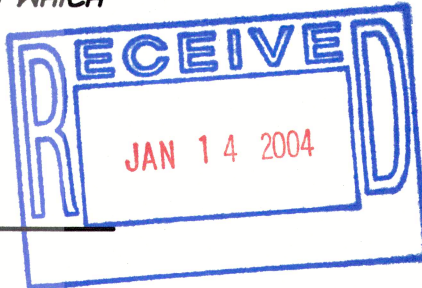
- POB : DENOTES POINT OF BEGINNING
IPS : DENOTES IRON PIPE SET
EX : DENOTES EXISTING
C/L : DENOTES CENTERLINE
DB : DENOTES DEED BOOK
PG : DENOTES PAGE
PIN : DENOTES PARCEL IDENTIFICATION NUMBER
INSTR# : DENOTES INSTRUMENT NUMBER
YL : DENOTES YARD LINE
ESMT : DENOTES EASEMENT
LCSA : DENOTES LOUDOUN COUNTY SANITATION AUTHORITY
SAN : DENOTES SANITARY
STM : DENOTES STORM
SEW : DENOTES SEWER
DRN : DENOTES DRAIN
WL : DENOTES WATERLINE
VEPCO : DENOTES VIRGINIA ELECTRIC AND POWER COMPANY
- EP : DENOTES EDGE OF PAVEMENT
CG : DENOTES CURB AND GUTTER
- 19 : DENOTES NUMBER OF PARKING SPACES
b : DENOTES HANDICAPPED PARKING
S : DENOTES SANITARY SEWER MANHOLE
WV : DENOTES WATER VALVE
FD : DENOTES FIRE HYDRANT
M : DENOTES WATER METER
SD : DENOTES STORM SEWER/DRAIN STRUCTURE
C : DENOTES SANITARY SEWER CLEANOUT
T : DENOTES ELECTRIC TRANSFORMER
S : DENOTES SIGN
L : DENOTES LIGHT POLE

SURVEYOR'S CERTIFICATE

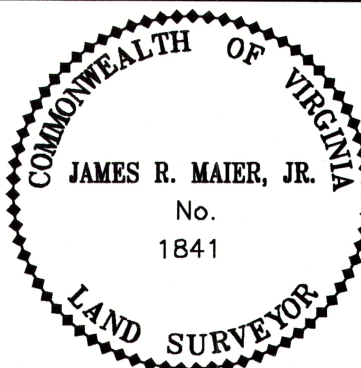
TO STEEPLECHASE SPORTSPLEX LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY:

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), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 15, 16 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 SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS".

JAMES R. MAIER, JR.
DATE: 1/12/04



PLAT SHOWING
ALTA/ACSM LAND TITLE SURVEY
SECTION 2 - LOT 12A
STEEPLECHASE
POTOMAC ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA



PROJECT NO: 05-02-77
SCALE: AS SHOWN
DATE: 12/24/03
DRAWN: S.R.J.
CHECKED:
REVISED:

SHEET No.
1 OF 2

