

TITLE COMMITMENT LEGAL DESCRIPTION

THE LAND IS DESCRIBED AS FOLLOWS:

ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUATE, LYING AND BEING IN LOUDOUN COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PROPERTY 1:
BEGINNING AT "A" A SET STONE IN THE MIDDLE OF SPINKS FERRY ROAD AND ON THE WEST SIDE OF A SMALL DRAIN, A CORNER TO LANDS OF EAGLE; THENCE WITH SAME S 70 DEGREES 15' E, 1381.3 FEET TO "13"; A SET STONE 7.6' SOUTHWARD FROM A MARKED WILD CHERRY TREE 2.3' IN DIAMETER; A CORNER OF THESE LANDS FORMERLY OWNED BY EAGLE IN LINE OF LANDS FORMERLY OWNED BY DAVID CONRAD; THENCE WITH LANDS OF CONRAD S 14 DEGREES 33' W, 459.4 FEET TO "C"; A STAKE; THENCE S 77 DEGREES 49' E, 401.2 FEET TO "D"; A POST 2.5' FROM A MARKED WILD CHERRY TREE 2' IN DIAMETER; THENCE S 9 DEGREES 59' E, 830.4 FEET TO "E"; A POST; THENCE N 65 DEGREES 42' E, 1515.7 FEET TO "F"; A STAKE IN MIDDLE OF A BRANCH, A CORNER TO THESE LANDS, LANDS FORMERLY OWNED BY J. T. MCGAHA AND CONRAD; THENCE WITH LANDS OF MCGAHA S 37 DEGREES 30' E, 269.3 FEET TO "G"; A STAKE ON WEST BANK OF BRANCH; THENCE S 16 DEGREES 17' E, 469.9 FEET TO "H"; A STAKE ON WEST BANK OF BRANCH; THENCE S 28 DEGREES 53' E, 350.0 FEET TO "I"; A STAKE ON WEST SIDE OF BRANCH AND AT LOW WATER MARK OF POTOMAC RIVER; THENCE DOWN THE RIVER AT LOW WATER MARK BY THE FOLLOWING COURSES AND DISTANCES WITH OFF-SETS TO LOW WATER MARK, VIZ:

N 44 DEGREES 19' W, 104.1 FEET TO "S"; OFF-SET 100 FEET LEFT;
S 51 DEGREES 44' W, 560.0 FEET TO "T"; OFF-SET 105 FEET LEFT;
S 14 DEGREES 43' W, 160.0 FEET TO "U"; OFF-SET 35 FEET LEFT;
S 45 DEGREES 53' W, 280.0 FEET TO "V"; OFF-SET 30 FEET LEFT;
S 42 DEGREES 22' W, 300.0 FEET TO "W"; OFF-SET 45 FEET LEFT;
S 34 DEGREES 06' W, 400.0 FEET TO "X"; OFF-SET 30 FEET LEFT;
S 28 DEGREES 44' W, 450.0 FEET TO "Y"; OFF-SET 47 FEET LEFT;
S 16 DEGREES 17' W, 250.0 FEET TO "Z"; OFF-SET 22 FEET LEFT; AND

S 13 DEGREES 25' W, 65.0 FEET TO "K"; A STAKE ON THE WEST BANK OF A DEEP BRANCH AND AT LOW WATER MARK OF RIVER, A CORNER OF THESE LANDS WITH LANDS FORMERLY OWNED BY JESSE SHROY; THENCE WITH LANDS FORMERLY OWNED BY SHROY, N 43 DEGREES 47' W, 523.9 FEET TO "L"; A STAKE ON TOP OF HIGH BANK OF BRANCH; THENCE N 4 DEGREES 14' E, 284.3 FEET TO "M"; A POST ON TOP OF HIGH BANK OF BRANCH; THENCE N 69 DEGREES 45' W, 480.8 FEET TO "N"; A POST; THENCE S 21 DEGREES 31' W, 69.2 FEET TO "O"; A SET STONE; THENCE S 54 DEGREES 31' W, 927.5 FEET TO "P"; A SET STONE, A CORNER OF LANDS OF SHROY; THENCE WITH LANDS OF SHROY, LANDS OF SHUMAKER AND LANDS OF COUGHLIN N 13 DEGREES 40' W, 3964.0 FEET TO "Q"; A STAKE IN A LAKE LEADING TO SHUMAKER HOUSE; THENCE N 0 DEGREES 17' W, 341.9 FEET TO "R"; A SET STONE IN MIDDLE OF SPINKS FERRY ROAD, A CORNER OF THESE LANDS, LANDS OF COUGHLIN AND LAND FORMERLY OWNED BY EAGLE; THENCE WITH THE MIDDLE OF THE ROAD AND LANDS OF EAGLE; N 73 DEGREES 09' E, 691.2 FEET TO THE PLACE OF BEGINNING, CONTAINING 223.95 ACRES, MORE OR LESS, MAGNETIC BEARING TAKEN AT "A" OF LINE "A" - "B", DECLINATION 5 DEGREES 50' W.

PROPERTY 2:
ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN THE STATE OF VIRGINIA, COUNTY OF LOUDOUN, LEESBURG MAGISTERIAL DISTRICT, CONTIGUOUS TO THE ABOVE DESCRIBED FARM ON THE NORTHWEST EDGE, SEPARATING IT FROM THE LANDS OF COUGHLIN, SUPPOSED TO CONTAIN 3 ACRES, MORE OR LESS.

AND BEING THE SAME PROPERTY CONVEYED TO ABDALLAH ABU-EL-HAWA, AS HIS SOLE AND SEPARATE EQUITABLE ESTATE BY DEED FROM ABDALLAH ABU-EL-HAWA, PERSONAL REPRESENTATIVE OF THE ESTATE OF AYESHA ABRAHAM, DECEASED, DATED SEPTEMBER 6, 2001 AND RECORDED SEPTEMBER 6, 2001 IN DEED BOOK 2399, PAGE 2373, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.

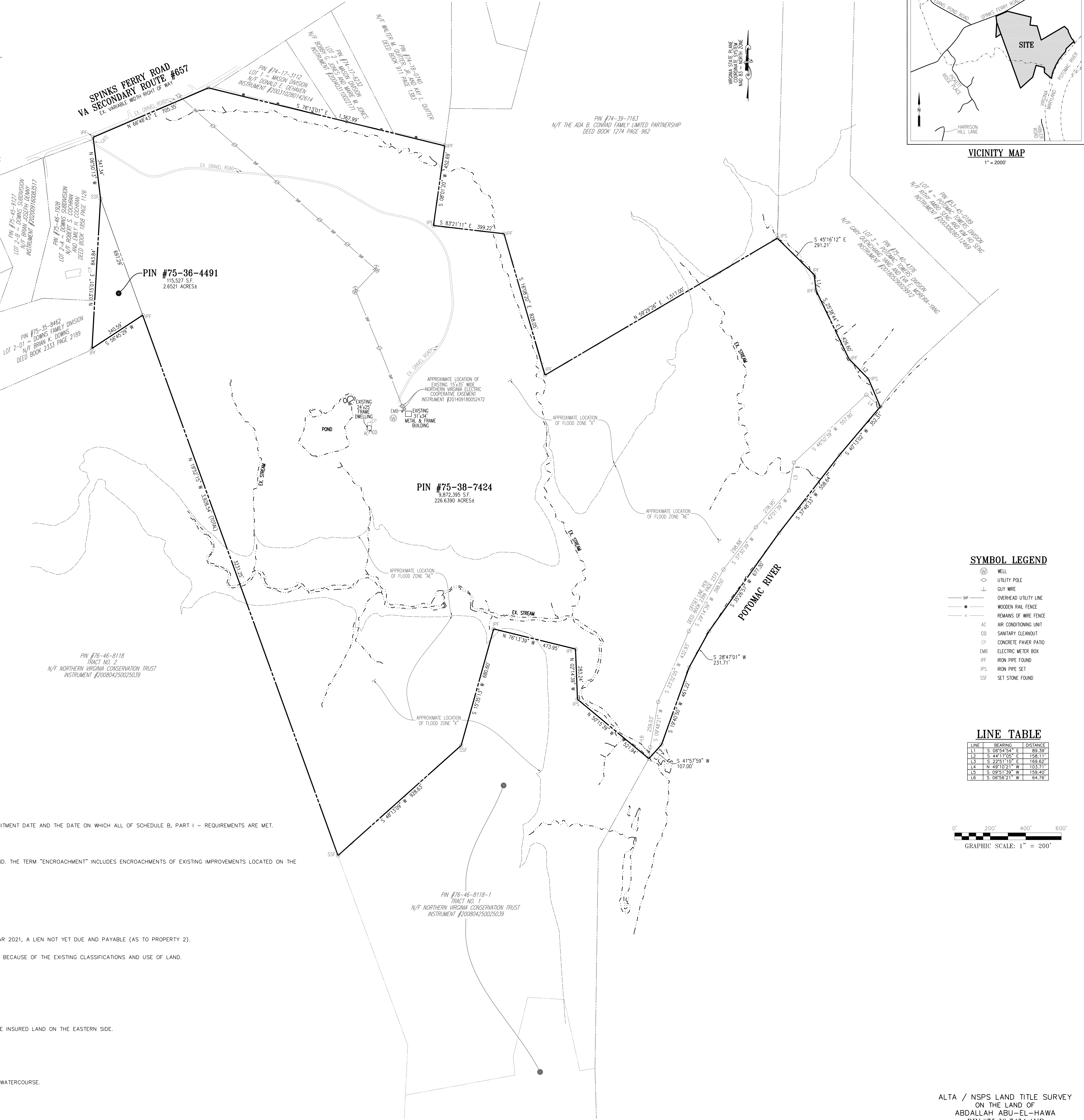
NOTES

- THE PROPERTIES SHOWN HEREON ARE LOCATED IN LOUDOUN COUNTY, VIRGINIA, AND ARE IDENTIFIED AS PARCEL IDENTIFICATION NOs: **75-38-7424 (PROPERTY 1)** AND **75-36-4491 (PROPERTY 2)**.
- THE SURVEYED PROPERTIES ARE IN THE NAME OF **ABDALLAH ABU-EL-HAWA** AS RECORDED IN DEED BOOK **2399** PAGE **2373**, AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
- SURVEYED PROPERTIES HAVE DIRECT ACCESS TO **SPINKS FERRY ROAD**, VIRGINIA STATE ROUTE **#657**, AN EXISTING VARIABLE WIDTH PUBLIC RIGHT OF WAY.
- SURVEYED PROPERTIES ARE CURRENTLY ZONED **AR-1 (AGRICULTURAL RURAL-1)**, NO ZONING REPORT OR LETTER REGARDING BUILDING SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS HAS BEEN PROVIDED BY THE CLIENT.
- A PORTION OF THE SURVEYED PROPERTIES LIE IN "SPECIAL FLOOD HAZARD AREAS" ZONE "Ae" (SHADED), WITH BFE OR DEPTH, AND THE REMAINDER LIES IN "OTHER AREAS" ZONE "X" (NO SCREEN), AREAS OF MINIMAL FLOOD HAZARD, PER FLOOD INSURANCE RATE MAP NUMBER **51107C0130E**, EFFECTIVE DATE **FEBRUARY 17, 2017**.
- IN THE PROCESS OF CONDUCTING THE FIELDWORK:
NO EVIDENCE OF CEMETERIES OBSERVED.
NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED.
NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED.
NO EVIDENCE OF SUBSTANTIAL AREAS OF REFUSE OBSERVED.
EVIDENCE OF FIELD DELINEATED WETLANDS MARKERS OBSERVED ~ LOCATION OF WETLANDS IS IN PROGRESS ~ SURVEY WILL BE UPDATED UPON COMPLETION OF LOCATING WETLANDS
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES PER CONTROLLING JURISDICTION.
- NO SUBSURFACE INVESTIGATION HAS BEEN PERFORMED.
- NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY OR LOCATION OF ANY UTILITIES OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES CONTACT "MISS UTILITY" 1 (800) 257-7777.
- SURVEYED PROPERTIES CONTAIN **NO** PARKING SPACES.

TITLE COMMITMENT REVIEW

THIS PLAT HAS BEEN PREPARED IN REFERENCE TO FIDELITY NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT NO. **F129697C1S-1** EFFECTIVE DATE: **AUGUST 17, 2021**, AT **6:00 AM**.

- 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 SCHEDULE B, PART I - REQUIREMENTS ARE MET.
~ **NOT A SURVEY MATTER**
- RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
~ **NOT A SURVEY MATTER**
- 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.
~ **NONE FOUND**
- EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORD.
~ **NONE FOUND**
- 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 MATTER**
- TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS.
~ **NOT A SURVEY MATTER**
- TAXES SUBSEQUENT TO THOSE FOR THE SECOND HALF OF THE YEAR 2021, A LIEN NOT YET DUE AND PAYABLE (AS TO PROPERTY 1). TAXES SUBSEQUENT TO THOSE FOR THE FIRST HALF OF THE YEAR 2021, A LIEN NOT YET DUE AND PAYABLE (AS TO PROPERTY 2).
~ **NOT A SURVEY MATTER**
- ANY ADDITIONAL TAXES FOR ANY PAST, PRESENT OR FUTURE TAX YEAR WHICH MAY BECOME DUE UNDER THE LAND USE ORDINANCES OF LOUDOUN COUNTY, BUT WHICH ARE NOT PRESENTLY PAYABLE BECAUSE OF THE EXISTING CLASSIFICATIONS AND USE OF LAND.
~ **NOT A SURVEY MATTER**
- MATTERS AS SHOWN OR NOTED ON PLAT ATTACHED TO DEED RECORDED IN DEED BOOK 100, AT PAGE 150.
~ **AFFECTS PROPERTY 1 AND PROPERTY 2 AND IS SHOWN HEREON**
- EASEMENT GRANTED TRI-COUNTY ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED IN DEED BOOK 12M, AT PAGE 133.
~ **AFFECTS PROPERTY 1 AND PROPERTY 2 - NOT PLOTTABLE ~ VAGUE DESCRIPTION - NO PLAT ATTACHED**
- EASEMENT GRANTED NORTHERN VIRGINIA ELECTRIC COOPERATIVE BY INSTRUMENT RECORDED AT INSTRUMENT NO. 20140918-0052472.
~ **AFFECTS PROPERTY 1 AND IS SHOWN HEREON**
- LIABILITY, IF ANY, OCCASIONED BY THE LACK OF ANY RIGHT OF ACCESS TO AND FROM PROPERTY 2, OTHER THAN FROM TAX MAP NO. 21-19/PIN 075-38-7424-000 (PROPERTY 1), WHICH ABUTS THE INSURED LAND ON THE EASTERN SIDE.
~ **AFFECTS PROPERTY 1 AND PROPERTY 2 AND IS SHOWN HEREON**
- TITLE TO THAT PORTION OF THE PROPERTY WITHIN THE BOUNDS OF ANY ROADS OR HIGHWAYS.
~ **AFFECTS PROPERTY 1 AND IS SHOWN HEREON**
- RIPARIAN RIGHTS INCIDENT TO THE PREMISES AND RIGHTS OF OTHERS THERETO ENTITLED IN AND TO THE CONTINUED UNINTERRUPTED FLOW OF POTOMAC RIVER AND ITS TRIBUTARIES.
~ **AFFECTS PROPERTY 1 AND IS SHOWN HEREON**
- THIS POLICY DOES NOT INSURE THE EXACT LOCATION OF ANY BOUNDARY LINE OF THE LAND WHERE SUCH BOUNDARY LINE IS ESTABLISHED WITH REFERENCE TO A RIVER, CREEK, STREAM, OR SIMILAR WATERCOURSE.
~ **AFFECTS PROPERTY 1 AND IS SHOWN HEREON**
- ANY ADVERSE CLAIM BASED ON THE ASSERTION THAT:
A. SAID LAND OR ANY PART THEREOF IS NOW OR AT ANY TIME HAS BEEN BELOW THE ORDINARY HIGH WATER MARK OF THE POTOMAC RIVER.
~ **AFFECTS PROPERTY 1 - EDGE OF WATER IS SHOWN HEREON**
B. SOME PORTION OF SAID LAND HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO SUCH PORTION SO CREATED.
~ **AFFECTS PROPERTY 1 ~ EDGE OF WATER IS SHOWN HEREON**
C. SOME PORTION OF SAID LAND HAS BEEN BROUGHT WITHIN THE BOUNDARIES THEREOF BY AN AVULSION OF THE POTOMAC RIVER OR HAS BEEN FORMED BY ACCRETION TO SUCH PORTION SO CREATED.
~ **AFFECTS PROPERTY 1 ~ EDGE OF WATER IS SHOWN HEREON**
NOTE: ALL OR A PORTION OF THE INSURED LAND MAY CONSTITUTE WETLANDS AND MAY BE SUBJECT TO FEDERAL, STATE, OR LOCAL REGULATION(S).
- RIGHTS OF TENANTS IN POSSESSION UNDER UNRECORDED LEASES.
~ **NOT A SURVEY MATTER**
- NOTWITHSTANDING THE RECITATION OF ACREAGE CONTAINED IN SCHEDULE A HEREOF, NOTHING HEREIN CONTAINED SHALL BE CONSTRUED AS A GUARANTEE OF THE ACCURACY OF THE COMPUTATION OF SUCH ACREAGE OR SQUARE FOOTAGE.
~ **AFFECTS PROPERTY 1 AND PROPERTY 2 AND IS SHOWN HEREON**
- RIGHTS OF PARTIES IN POSSESSION, OVERLAPS, OVERHANDS, UNRECORDED EASEMENTS, VIOLATED RESTRICTIVE COVENANTS, DEFICIENCY IN QUANTITY OF GROUND, ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE, OR ANY MATTERS NOT OF RECORD, WHICH WOULD BE DISCLOSED BY AN ACCURATE CURRENT SURVEY AND INSPECTION OF THE PREMISES. 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.
~ **NONE FOUND**



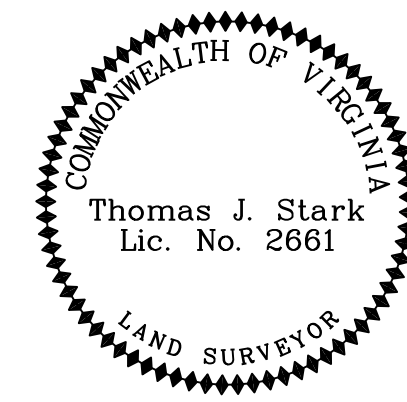
SURVEYOR'S CERTIFICATE

TO: N V P, INC., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR; AND FIDELITY NATIONAL 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 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), 7(b), 7(c), 8, 9, 13, 16, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON **OCTOBER 27, 2021**. WETLANDS LOCATION IS STILL IN PROGRESS.

DATE OF PLAT: **NOVEMBER 9, 2021**

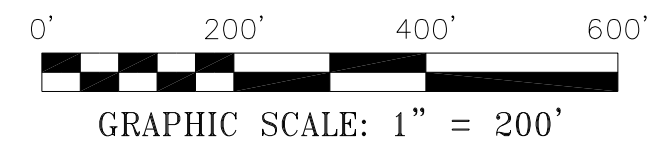
THOMAS J. STARK, L.S. #2661
tstark@urban-llc.com

11-9-21
DATE



ALTA / NSPS LAND TITLE SURVEY
ON THE LAND OF
ABDALLAH ABU-EL-HAWA
PIN #75-38-7424 AND
PIN #75-36-4491
DEED BOOK 2399 PAGE 2373
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: OCTOBER, 2021





ALTA / NSPS LAND TITLE SURVEY
ON THE LAND OF
ABDALLAH ABU-EL-HAWA
PIN #75-38-7424 AND
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DEED BOOK 2399 PAGE 2373
CATOCTIN ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: 1" = 200' DATE: OCTOBER, 2021
CONTOUR INTERVAL: 2'

