

PREPARED OUTSIDE OF COMMONWEALTH OF VIRGINIA

PREPARED BY:

**Sheila Briggs- Steuteville (3RC43)
Senior Assistant Regional Counsel
U.S. Environmental Protection Agency
1650 Arch Street
Philadelphia, PA 19103**

**GPIN#s: 815-718-5710, 815-718-5790, 815-717-8207, 814-718-3415, 815-716-6961, 815-716-4194,
814-717-5594, 817-717-7468, 815-717-0238**

EPA ID: VAD066000993

UECA ENVIRONMENTAL COVENANT

This environmental covenant is made and entered into as of the ___ day of _____, _____, by and between **COLE MT RICHMOND VA, LLC** (hereinafter referred to as the "Grantor" or "Owner") and **COLE MT RICHMOND VA, LLC** (hereinafter referred to as the "Grantee" or "Holder") whose address is 2325 E. Camelback Road #1100, Phoenix, Arizona 85016.

The Environmental Protection Agency, Region III, whose address is 1650 Arch Street, Philadelphia, PA 19103 (hereinafter referred to as the "EPA") also joins in this environmental covenant.

This environmental covenant is executed pursuant to the Virginia Uniform Environmental Covenants Act, § 10.1-1238 et seq. of the Code of Virginia ("UECA"). This environmental covenant subjects the Property identified in Paragraph 1 to the activity and use limitations in this document.

1. Property affected. The property affected ("Property") by this environmental covenant is part of the former Lucent Technologies Richmond Works facility ("Former Lucent Facility") located on approximately 87 acres in eastern Henrico County, about five miles east of Richmond, Virginia, and is further described in Exhibit 1a through 1g attached hereto and made a part hereof. Exhibits 1a and 1b consist of a legal description of the Property and a figure showing the Property boundary. Exhibits 1c, 1d, 1e, 1f and 1g are tables of the geographic coordinates (in decimal degrees, WGS84) of all of the tracts and outparcels described in the legal description of the Property.

2. Description of Contamination & Remedy.

a. The Administrative Record pertaining to this Covenant is located at:

EPA, Region III
Land and Chemicals Division
RCRA File Room
1650 Arch Street
Philadelphia, Pennsylvania 19103

b. The Property is subject to the Corrective Action Program under the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act ("RCRA") of 1976, and the Hazardous and Solid Waste Amendments ("HSWA") of 1984, 42 U.S.C. §§ 6901 et seq.

In approximately 1972, Western Electric Co., a division of American Telephone & Telegraph ("AT&T") constructed a manufactured printed circuit board facility on the Property. During its manufacturing operations, AT&T used and stored chlorinated solvents at the Former Lucent Facility.

In 1986, during the repair of a fire main, AT&T discovered releases of chlorinated solvents at the Former Lucent Facility. The soil surrounding the fire main was excavated, pipes were replaced and a sump in the former solvent recovery area of the plant was repaired. In 1989, the large-scale storage and use of methylene chloride ("MEC") and 1,1,1 trichloroethane ("1,1,1-TCA") at the Former Lucent Facility was discontinued when it was discovered that the groundwater beneath the Former Lucent Facility was contaminated with various hazardous wastes which included MEC; 1,1,1-TCA; 1,1-dichloroethane ("1,1-DCE"); and 1,1-dichloroethane ("1,1-DCA").

Subsequently, on June 28, 1991, EPA issued a Record of Decision ("RCRA ROD"), in which it selected a corrective measure for the Property. EPA subsequently modified the selected corrective measure by three Explanations of Significant Differences ("ESDs") issued on February 13, 1992, December 11, 1992 and May 16, 2011, respectively. EPA's selected corrective measure for the Former Lucent Facility, including the Property, as modified, provides for the installation, operation and maintenance of a groundwater treatment system as well as implementation and maintenance of institutional controls which are described in Section 3, below.

The groundwater treatment system is intended to contain and reduce the area of the contaminated groundwater plume ("Plume") beneath the Former Lucent Facility, including the Property. EPA's selected corrective measure, as modified, requires that the area of the contaminated groundwater plume be monitored by the collection of groundwater samples twice per year. The current delineation is depicted in the Plume Map attached hereto as Exhibit 2a. The Plume Map may be amended as provided in Section 6, below.

In September 24, 1996, EPA under the authority of Section 3008(h) of RCRA, 42 U.S.C. Section 6928(h), issued an Initial Administrative Order, which became final on October 24, 1996 ("Order"), to Lucent Technologies, Inc. ("Lucent"), a wholly-owned subsidiary of AT&T. The Order requires Lucent to operate and maintain the groundwater remediation system.

While Lucent remains the named Respondent under the Order, and is, therefore, responsible for complying with all terms and conditions of the Order, sometime in 1996, Lucent sold the Facility to Viasystems Technologies Corporation ("Viasystems"). Viasystems ceased manufacturing operations at the Facility sometime in June 2001. In February 2001, Lucent

created a new company named Agere Systems Inc. ("Agere"). Agere contractually agreed to perform the operation and maintenance of the groundwater remediation system on behalf of Lucent. On April 2, 2007, Agere was acquired by LSI Corporation ("LSI"). As part of this acquisition, LSI agreed to continue the operation and maintenance of the groundwater remediation system on behalf of Lucent. Currently, LSI operates the groundwater remediation system under the oversight of EPA and the Virginia Department of Environmental Quality ("DEQ" or the "Department").

3. Activity & Use Limitations.

a. The Property is subject to the following activity and use limitations, which shall run with the land and become binding on Grantor(s) and any successors, assigns, tenants, agents, employees, and other persons under its (their) control, until such time as this covenant may terminate as provided by law:

1) The Property will not be used for residential purposes unless it is demonstrated to EPA that such use will not pose a threat to human health or the environment and EPA provides prior written approval for such use;

2) The Property will not be used in a way that will adversely affect or interfere with the integrity and protectiveness of EPA's selected corrective measure, including, but not limited to the groundwater treatment system and associated wells and piping;

3) Groundwater underneath the Property will not be used for any purpose other than to implement the selected corrective measure, as modified, unless it is demonstrated to EPA that such use will not pose a threat to human health or the environment or adversely affect or interfere with the selected corrective measure, as modified, and EPA provides prior written approval for such use; and

4) No new wells will be installed on the Property unless it is demonstrated to EPA that such wells are necessary to implement the selected corrective measure, as modified, and EPA provides prior written approval to install such wells.

b. The portion of the Property located above the Volatile Organic Compounds ("VOC") plume boundary along with a 100-foot buffer zone, as depicted on Exhibit 2a is subject to the following activity and use limitations, which shall run with the land and become binding on Grantor(s) and any successors, assigns, tenants, agents, employees, and other persons under its (their) control, until such time as this covenant may terminate as provided by law:

1) No new structure will be constructed, unless a vapor barrier designed to prevent vapors emanating from the plume at levels presenting an unacceptable risk to human health, is installed in the new structures or unless it is demonstrated to EPA that a vapor barrier is not necessary to protect human health or the environment and EPA provides prior written approval for construction without a vapor barrier;

2) No earth moving activities, including soil excavation and drilling, will be conducted below the water table unless it is demonstrated to EPA that such activities will not pose a threat

to human health or the environment or adversely affect or interfere with the selected corrective measure, as modified, and EPA provides prior written approval to conduct such activities;

c. The geographic coordinates that define the boundary of the activity and use limitations listed as Paragraph 3.a., immediately above are attached as Exhibits 1c, 1d, 1e, 1f and 1g, and are depicted on Exhibit 1b.

d. The geographic coordinates that define the boundary of the activity and use limitations listed in Paragraph 3.b., immediately above, are attached as Exhibits 2b and 2c for Area 1 and Area 2 respectively and are depicted on Exhibit 2a.

EPA anticipates that the area subject to the activity and use limitations listed as 3.b., above, will decrease in size over time as a result of the continued operation and maintenance of the groundwater treatment system. The geographic coordinates defining such area may be amended as provided in Section 6, below.

4. Access by EPA and the Virginia Department of Environmental Quality (“Department” or “DEQ”). In addition to any rights already possessed by EPA and DEQ, this environmental covenant grants to EPA and DEQ a right of reasonable access to the Property in connection with implementation, inspection, or enforcement of this environmental covenant.

5. Recording & Proof & Notification.

a. Within ninety (90) calendar days after the date of the Agency's approval of this UECA environmental covenant, the Grantor shall record, or cause to be recorded, this environmental covenant with the Clerk of the Circuit Court for each locality wherein the Property is located. The Grantor shall likewise record, or cause to be recorded, any amendment, assignment, or termination of this UECA environmental covenant with the applicable Clerk(s) of the Circuit Court within ninety (90) calendar days of their execution. Any UECA environmental covenant, amendment, assignment, or termination recorded outside of these periods shall be invalid and of no force and effect.

b. The Grantor shall send a file-stamped copy of this environmental covenant, and of any amendment, assignment, or termination, to EPA and DEQ within sixty (60) calendar days of recording. Within that time period, the Grantor also shall send a file-stamped copy to the chief administrative officer of each locality in which the Property is located, any persons who are in possession of the Property who are not the Grantors, any signatories to this covenant not previously mentioned, and any other parties to whom notice is required pursuant to the Uniform Environmental Covenants Act.

c. Within thirty (30) calendar days after the transfer of the Property or a portion thereof, the then current owner of the Property shall submit to EPA and DEQ, written notification of such transfer.

6. Termination or Amendment. This environmental covenant is perpetual and runs with the land unless terminated or amended (including assignment) in accordance with UECA.

In accordance with § 10.1-1246 of the Code of Virginia, upon the request of Grantee, EPA and Grantee will amend Exhibit 2a of this environmental covenant to include the then-current EPA-approved Plume Map and/or the EPA-approved geographic coordinates which define the area subject to the activity and use limitations listed in paragraph 3.b. and which are set forth in paragraph 3.d., above.

7. Enforcement of environmental covenant. This environmental covenant shall be enforced in accordance with § 10.1-1247 of the Code of Virginia.

ACKNOWLEDGMENTS:

GRANTOR AND HOLDER

_____ Date

COLE MT RICHMOND VA, LLC, a Delaware limited liability company

By: Cole REIT Advisors III, LLC, its Manager



By: _____

Todd J. Weiss
Senior Vice President

~~STATE OF ARIZONA~~
~~COMMONWEALTH OF VIRGINIA~~ {other state, if executed outside Virginia}

CITY/COUNTY OF Phoenix, Maricopa

On this 4th day of March, 2013, before me, the undersigned officer, personally appeared Todd J. Weiss, in his capacity as Senior Vice President of Cole REIT Advisors III, LC, the Manager of Cole MT Richmond VA, LLC, a Delaware limited liability company, who acknowledged himself/herself to be the person whose name is subscribed to this environmental covenant, and acknowledged that s/he freely executed the same for the purposes therein contained.

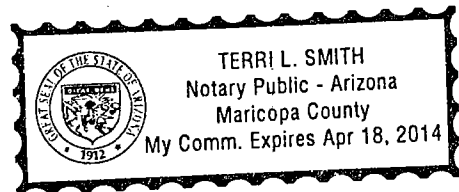
In witness whereof, I hereunto set my hand and official seal.

My commission expires: 4-18-14

Registration #: 47494

Terril L. Smith

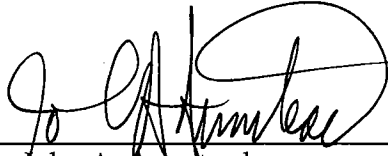
Notary Public



APPROVED by the Environmental Protection Agency as required by § 10.1-1238 et seq. of the Code of Virginia.

Date 3.21.13

By (signature):



Name: John A. Armstead
Title: Director, Land and Chemicals Division
EPA, Region III

Pennsylvania

COMMONWEALTH OF ~~VIRGINIA~~ *Pennsylvania* (other state, if executed outside Virginia)

CITY/COUNTY OF *Philadelphia*

On this 21st day of March, 2013, before me, the undersigned officer, personally appeared JOHN ARMSTEAD who acknowledged himself/herself to be the person whose name is subscribed to this environmental covenant, and acknowledged that s/he freely executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

My commission expires: August 14, 2014

Registration #: 1192054



Notary Public

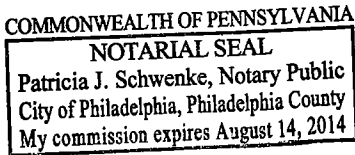


Exhibit 1a Legal Description

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE LYING AND BEING HENRICO COUNTY, RICHMOND, VIRGINIA, AND BEING SHOW AS TRACT I WHITE OAK VILLAGE CONTAINING 0.930 ACRES, ALSO TRACT II WHITE OAK VILLAGE, CONTAINING 81.031 ACRES ACCORDING TO AN ALTA/ASCM LAND TITLE SURVEY FOR COLE REAL ESTATE INVESTMENTS, 4551 SOUTH LABURNUM AVENUE, HENRICO COUNTY, RICHMOND, VIRGINIA, (WHITE OAK VILLAGE)" DATED 5/18/2012 PREPARED BY SITE DESIGN, INC. WITH THE FOLLOWING METES AND BOUNDS TO WIT:

TRACT 1:

BEGINNING AT AN OLD CONCRETE RIGHT OF WAY MONUMENT LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF INTERSTATE 64 (ON RAMP) AN THE NORTH END OF A SIGHT FLARE FOR SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY OF INTERSTATE 64 (ON RAMP) N 49-41-09 E 27.09 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF LABURNUM HOTEL PARTNERS, LLC PROPERTY NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF THE LABURNUM HOTEL PARTNERS, LLC PROPERTY AND THE LINE OF RARE HOSPITALITY INTERNATIONAL, INC. PROPERTY NOW OR FORMERLY, AND THE LINE OF GMRI, INC. PROPERTY NOW OR FORMERLY S 41-11-07 E 717.69 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE TURNING AND RUNNING STILL WITH THE LINE OF GMRI, INC PROPERTY S 86-11-07 E 80.67 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE RUNNING WITH THE LINE OF TARGET CORPORATION S 48-46-32 W 48.93 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES S 87-46-09 W 77.80 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE TURNING AND RUNNING ALONG SAID RIGHT OF WAY N 41-10-46 W 281.46 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE N 41-55-08 W 347.77 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE SOUTHERN END OF A SIGHT FLARE FOR INTERSTATE 64 AND SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID SIGHT FLARE N 24-09-19 W 101.51 FEET TO THE POINT OF BEGINNING.

TRACT 2:

COMMENCING AT AN OLD CONCRETE MONUMENT LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF INTERSTATE 64 (ON RAMP), AND THE NORTH END OF A SIGHT FLARE FOR INTERSTATE 64 AND SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID SIGHT FLARE S 24-09-19 E 101.51 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCE, S 41-55-08 E 347.77 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 41-10-46 E 281.46 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE N 87-46-09 E 77.80 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE RUNNING S 41-08-48 E 14.99 FEET TO AN OLD MAG NAIL, SAID MAG NAIL BEING THE POINT OF BEGINNING AND THE COMMON CORNER WITH TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE TUNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF TARGET CORPORATION

PROPERTY NOW OR FORMERLY THE FOLLOWING COURSES AND DISTANCE N 48-50-35 E 83.28 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 614.00 FEET AND A CHORD BEARING AND DISTANCE OF N 47-47-00 E 21.87 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 86.50 FEET AND A CHORD BEARING AND DISTANCE OF N 56-27-11 E 28.98 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.50 FEET AND A CHORD BEARING AND DISTANCE OF N 39-23-50 E 70.51 FEET TO AN OLD MAG NAIL, THENCE N 12-43-05 E 15.70 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF N 64-45-09 E 103.99 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.50 FEET AND A CHORD BEARING AND DISTANCE OF S 85-10-45 E 58.64 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 119.16 FEET AND A CHORD BEARING AND DISTANCE OF N 83-21-05 E 72.68 FEET TO A POINT, THENCE S 86-10-51 E 113.36 FEET TO AN OLD MAG NAIL, THENCE N 86-21-58 E 92.48 FEET TO AN OLD MAG NAIL, THENCE S 86-08-38 E 39.17 FEET TO AN OLD MAG NAIL, THENCE N 03-49-19 E 876.48 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE SOUTHERN RIGHT OF WAY OF INTERSTATE 64, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES, RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5535.58 FEET AND A CHORD BEARING AND DISTANCE OF S 86-09-10 E 881.30 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUNNING S 81-34-03 E 1363.49 FEET TO AN OLD 5/8" REBAR IRON PIN AT THE JOINT CORNER OF TF PROPERTIES, INC. PROPERTY NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY S 17-32-16 W 1065.00 FEET TO AN OLD 1/2" REBAR IRON PIN BENT, AT THE JOINT CORNER OF SAM'S EAST, INC. PROPERTY NOW OR FORMERLY, THENCE RUNNING ALONG THE LINE OF SAM'S EAST, INC. PROPERTY N 41-11-05 W 207.83 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 70.00 FEET AND A CHORD BEARING AND DISTANCE OF N 41-11-05 W 100.70 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-11-02 W 155.90 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF LOWE'S HOME CENTERS, INC. PROPERTY NOW OR FORMERLY, THENCE RUNNING ALONG THE LINE OF THE LOWE'S HOME CENTERS, INC. PROPERTY, AND ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 39.50 FEET AND A CHORD BEARING AND DISTANCE OF N 02-23-30 W 50.24 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 60.50 FEET AND A CHORD BEARING AND DISTANCE OF N 02-03-49 W 76.51 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-11-04 W 618.01 FEET TO A POINT, THENCE RUNNING S 48-49-02 W 123.50 FEET TO AN OLD MAG NAIL, THENCE RUNNING S 41-07-16 E 18.03 FEET TO AN OLD MAG NAIL, THENCE S 48-49-01 W 695.37 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 38-40-30 W 35.43 FEET TO AN OLD HOLE, THENCE RUNNING S 28-23-13 W 68.22 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 827.00 FEET AND A CHORD BARDING AND DISTANCE OF S 59-53-41 E 49.60 FEET TO A POINT IN GUTTER, THENCE S 58-05-50 E 60.16 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 151.50 FEET AND A CHORD B BEARING AND DISTANCE OF S

43-27-21 E 77.14 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.50 FEET AND A CHORD BEARING AND DISTANCE OF S 60-19-09 E 66.59 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 53.00 FEET AND A CHORD BEARING AND DISTANCE OF S 45-57-23 E 76.36 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.50 FEET AND A CHORD BEARING AND DISTANCE OF S 18-11-18 E 39.93 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 827.00 FEET AND A CHORD BEARING AND DISTANCE OF S 23-32-49 E 368.01 FEET TO A POINT IN GUTTER, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 827.00 FEET AND A CHORD BEARING AND DISTANCE OF S 10-17-43 E 7.79 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 18.50 FEET AND A CHORD BEARING AND DISTANCE OF S 36-10-54 E 16.32 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11.50 FEET AND A CHORD BEARING AND DISTANCE OF S 35-28-56 E 10.44 FEET TO AN OLD HOLE IN CONCRETE, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 839.00 FEET AND A CHORD BEARING AND DISTANCE OF S 07-19-11 E 34.29 FEET TO A POINT IN CONCRETE, THENCE RUNNING S 06-09-00 E 15.80 FEET TO AN OLD HOLE IN CONCRETE, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 11.50 FEET AND A CHORD BEARING AND DISTANCE OF S 20-09-02 W 10.32 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 18.50 FEET AND A CHORD BEARING AND DISTANCE OF S 20-24-16 W 16.47 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 06-07-16 E 25.72 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 473.00 FEET AND A CHORD BEARING AND DISTANCE OF S 23-40-52 E 284.50 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 41-07-44 E 85.63 FEET TO AN OLD MAG NAIL, THENCE N 48-50-03 E 214.37 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 41-10-13 E 221.82 FEET TO AN OLD MAG NAIL, THENCE RUNNING S 72-27-41 E 214.26 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF TF PROPERTIES, INC PROPERTY NOW OR FORMERLY, THENCE RUNNING ALONG THE LINE OF TF PROPERTIES, INC. PROPERTY S 17-30-24 W 88.70 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUNNING N 80-56-07 W 152.09 FEET TO AN OLD CONCRETE MONUMENT, THENCE RUNNING S 11-20-23 E 218.81 FEET TO A POINT LOCATED ON THE NORTHERN RIGHT OF WAY OF AUDUBON DRIVE, CROSSING OVER AN OLD 1/2" REBAR IRON PIN AT 217.18 FEET, THENCE RUNNING ALONG SAID RIGHT THE FOLLOWING COURSES AND DISTANCES S 57-39-30 W 66.82 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS 48.50 FEET AND A CHORD BEARING AND DISTANCE OF N 81-51-42 W 8.42 FEET TO AN OLD HOLE IN GUTTER, THENCE RUNNING S 60-10-39 W 89.62 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 48.50 FEET AND A CHORD BEARING AND DISTANCE OF S 21-46-57 W 38.76 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 49-22-31 W 20.01 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 47-51-57 W 57.23 FEET TO AN OLD HOLE IN CONCRETE, THENCE S 53-06-38 W 100.50 FEET TO A POINT, THENCE S 45-28-03 W 84.01 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 59.00 FEET AND A CHORD BEARING AND DISTANCE OF S 72-52-24 W 53.92 FEET TO

AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 45-19-14 W 76.09 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 59.00 FEET AND A CHORD BEARING AND DISTANCE OF S 20-15-17 W 53.95 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 47-44-13 W 61.72 FEET TO AN OLD "X" IN CONCRETE, THENCE RUNNING S 47-51-29 W 53.42 FEET TO AN OLD "X" IN CONCRETE, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 537.45 FEET AND A CHORD BEARING AND DISTANCE OF S 53-51-40 W 109.23 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN END OF A SIGHT FLARE FOR AUDUBON DRIVE AND SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID SIGHT FLARE N 77-12-11 W 68.39 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCE, RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1196.00 FEET AND A CHORD BEARING AND DISTANCE OF N 35-09-30 W 203.96 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 40-02-51 W 115.84 FEET TO A POINT ON STORM MANHOLE, THENCE N 33-11-14 W 100.71 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 40-00-27 W 150.12 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 01-10-17 W 79.64 FEET TO AN OLD HOLE IN CONCRETE, THENCE RUNNING N 41-14-11 W 34.94 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 84-07-50 W 88.05 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 5040.51 FEET AND A CHORD BEARING AND DISTANCE OF N 40-36-17 W 97.22 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-09-55 W 82.36 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 36-21-34 W 90.08 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 36-54-14 W 59.88 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-09-16 W 149.63 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 04-44-33 E 69.62 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 42-43-51 W 90.87 FEET TO A POINT, THENCE RUNNING S 88-02-07 W 76.86 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-09-35 W 527.50 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 36-34-17 W 150.00 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-09-36 W 149.68 FEET TO A POINT ON STORM MANHOLE, THENCE RUNNING N 04-40-15 E 67.50 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 41-12-06 W 76.84 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT (OUTPARCEL 8):

COMMENCING AT AN OLD CONCRETE MONUMENT LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF INTERSTATE 64 (ON RAMP), AND THE NORTH END OF A SIGHT FLARE FOR INTERSTATE 64 AND SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID SIGHT FLARE S 24-09-19 E 101.51 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S 41-55-08 E 347.77 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 41-10-46 E 281.46 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE N 87-46-09 E 77.80 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE RUNNING S 41-08-48 E 14.99 FEET TO AN OLD MAG NAIL, THENCE S 41-12-06 E 76.84 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 04-40-15 W 67.50 FEET TO A POINT ON STORM MANHOLE, THENCE RUNNING S 41-09-36 E

149.68 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 36-34-17 E 150.00 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 41-09-35 E 527.50 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING N 88-02-07 E 76.86 FEET TO A POINT, THENCE RUNNING S 42-43-51 E 90.87 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 04-44-33 W 69.62 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 41-09-16 E 149.63 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 36-54-14 E 59.88 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 36-21-34 E 90.08 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 41-09-55 E 82.36 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 5040.51 FEET AND A CHORD BEARING AND DISTANCE OF S 40-36-17 E 97.22 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE RUNNING S 84-07-50 E 88.05 FEET TO AN OLD 1/2" REBAR IRON PIN, SAID IRON PIN BEING THE POINT OF BEGINNING. SAID IRON PIN BEING THE COMMON CORNER OF OUT PARCEL 8 WHITE OAK VILLAGE, GMRI, INC. PROPERTY NOW OR FORMERLY, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF OUT PARCEL 8 THE FOLLOWING COURSES AND DISTANCE N 41-11-07 W 307.24 FEET TO A POINT, THENCE N 48-48-53 E 240.00 FEET TO A POINT, THENCE RUNNING S 41-11-07 E 279.26 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 26.00 FEET AND A CHORD BEARING AND DISTANCE OF S 03-48-53 W 36.77 FEET TO A POINT, THENCE RUNNING S 48-48-53 W 48.75 FEET TO A POINT, THENCE RUNNING S 48-48-39 W 64.00 FEET TO A POINT, THENCE RUNNING S 48-49-30 W 22.53 FEET TO A POINT, THENCE RUNNING S 46-59-53 W 62.76 FEET TO A POINT, THENCE RUNNING S 48-51-05 W 15.99 FEET TO THE POINT OF BEGINNING. CONTAINING 1.681 ACRES.

LESS AND EXCEPT (OUTPARCEL 12):

COMMENCING AT AN OLD CONCRETE MONUMENT LOCATED ON THE SOUTHWESTERN RIGHT OF WAY OF INTERSTATE 64 (ON RAMP), AND THE NORTH END OF A SIGHT FLARE FOR INTERSTATE 64 AND SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID SIGHT FLARE S 24-09-19 E 101.51 FEET TO AN OLD 1/2" REBAR IRON PIN LOCATED ON THE EASTERN RIGHT OF WAY OF SOUTH LABURNUM AVENUE, THENCE RUNNING ALONG SAID RIGHT OF WAY THE FOLLOWING COURSES AND DISTANCES: S 41-55-08 E 347.77 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE S 41-10-46 E 281.46 FEET TO AN OLD 1/2" REBAR IRON PIN, THENCE N 87-46-09 E 77.80 FEET TO AN OLD 1/2" REBAR IRON PIN AT THE JOINT CORNER OF TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE RUNNING S 41-08-48 E 14.99 FEET TO AN OLD MAG NAIL, SAID MAG NAIL BEING THE COMMON CORNER WITH TARGET CORPORATION PROPERTY NOW OR FORMERLY, THENCE TURNING AND LEAVING SAID RIGHT OF WAY AND RUNNING ALONG THE LINE OF TARGET CORPORATION PROPERTY NOW OR FORMERLY THE FOLLOWING COURSES AND DISTANCE N 48-50-35 E 83.28 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 614.00 FEET AND A CHORD BEARING AND DISTANCE OF N 47-47-00 E 21.87 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 86.50 FEET AND A CHORD BEARING AND DISTANCE OF N 56-27-11 E 28.98 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.50 FEET AND A CHORD BEARING AND DISTANCE OF N 39-23-50 E 70.51 FEET TO AN OLD MAG NAIL, THENCE N 12-43-05 E 15.70 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF

N 64-45-09 E 103.99 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE LEFT WITH A RADIUS OF 78.50 FEET AND A CHORD BEARING AND DISTANCE OF S 85-10-45 E 58.64 FEET TO AN OLD MAG NAIL, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 119.16 FEET AND A CHORD BEARING AND DISTANCE OF N 83-21-05 E 72.68 FEET TO A POINT, THENCE S 86-10-51 E 113.36 FEET TO AN OLD MAG NAIL, THENCE N 86-21-58 E 92.48 FEET TO AN OLD MAG NAIL, THENCE S 86-08-38 E 39.17 FEET TO AN OLD MAG NAIL, THENCE RUNNING S 03-45-38 W 36.25 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING. SAID POINT BEING THE COMMON CORNER WITH OUT PARCEL 12 WHITE OAK VILLAGE AND TRACT II WHITE OAK VILLAGE, THENCE RUNNING S 03-48-36 W 41.23 FEET TO A POINT, THENCE RUNNING S 48-48-35 W 273.99 FEET TO A POINT, THENCE RUNNING N 41-11-24 W 80.43 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 586.00 FEET AND A CHORD BEARING AND DISTANCE OF N 37-38-58 W 72.37 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF N 11-56-06 W 49.82 FEET TO A POINT, THENCE RUNNING N 10-14-21 E 17.41 FEET TO A POINT, THENCE RUNNING ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 66.00 FEET AND A CHORD BEARING AND DISTANCE OF N 52-01-29 E 87.96 FEET TO A POINT, THENCE RUNNING S 86-11-24 E 244.51 FEET TO THE POINT OF BEGINNING. CONTAINING 1.062 ACRES.

LESS AND EXCEPT (OUTPARCEL 10):

COMMENCING AT AN OLD 1/2" REBAR IRON PIN LOCATED AT THE LOCATED ON THE WESTERN END OF A SIGHT FLARE FOR MARKING THE INTERSECTION OF THE PUBLIC RIGHTS OF WAY OF AUDUBON DRIVE AND SOUTH LABURNUM AVENUE, THENCE LEAVING SAID SIGHT FLARE AND RUNNING THROUGH PROPERTY OF LABURNUM INVESTMENTS, LLC PROPERTY, NOW OR FORMERLY, N 10-36-38 W 186.74 FEET TO AN OLD 1/2" REBAR IRON PIN, SAID IRON PIN BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING AS ESTABLISHED AND RUNNING THROUGH SAID LABURNUM INVESTMENTS, LLC PROPERTY THE FOLLOWING COURSES AND DISTANCES: N 41-09-28 W 239.97 FEET TO AN OLD 1/2" REBAR IRON PIN; THENCE N 48-50-18 E 218.45 FEET TO AN OLD MAG NAIL; THENCE S 41-09-54 E 239.99 FEET TO AN OLD MAG NAIL; THENCE S 48-50-35 W 218.48 FEET TO THE POINT AND PLACE OF BEGINNING. SAID OUTPARCEL 10 CONTAINING 1.204 ACRES.

TRACT 3:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED PROPERTY FOR INGRESS, EGRESS, PARKING, UTILITIES, CONSTRUCTION, MAINTENANCE, RECONSTRUCTION AND SIGNAGE CREATED BY AND MORE PARTICULARLY DESCRIBED IN THAT CERTAIN OPERATION AND EASEMENT AGREEMENT BETWEEN TARGET CORPORATION, LOWE'S HOME CENTER, INC., LABURNUM ASSOCIATES, LLC AND LABURNUM INVESTMENT, LLC, DATED AUGUST 29, 2007, RECORDED IN DEED BOOK 4401, PAGE 1219, IN THE CLERK'S OFFICE OF HENRICO COUNTY, VIRGINIA, AS AMENDED BY FIRST AMENDMENT TO OPERATION AND EASEMENT AGREEMENT, DATED NOVEMBER 13, 2007, RECORDED IN DEED BOOK 4435, PAGE 1612, AFORESAID RECORDS. THIS BEING THE SAME PROPERTY REFERRED TO IN FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. NCS-543643-PHX1, BEARING AN EFFECTIVE DATE OF MAY 11, 2012.

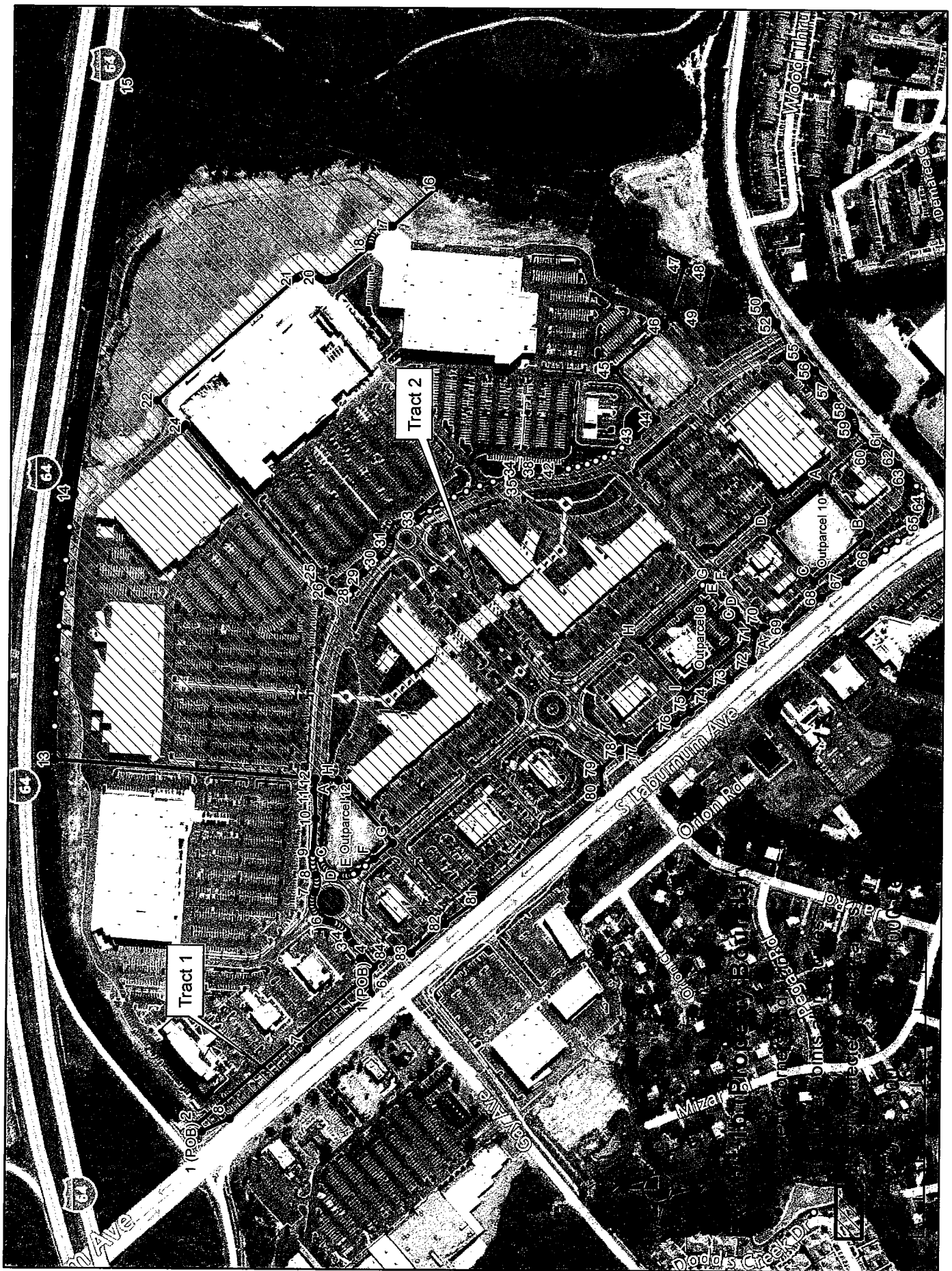


Exhibit 1c - Tract 1
Boundary Coordinates
Decimal Degrees, WGS84

longitude	latitude	Point ID
-77.3596781	37.5308247	1 (POB)
-77.3596062	37.5308721	2
-77.3579986	37.5293735	3
-77.3577212	37.5293561	4
-77.3578495	37.5292687	5
-77.3581177	37.5292630	6
-77.3587480	37.5298508	7
-77.3595386	37.5305690	8
-77.3596781	37.5308247	1 (POB)

Exhibit 1d - Tract 2
 Outer Boundary Coordinates
 Decimal Degrees, WGS84

longitude	latitude	Point ID
-77.35781594	37.52923742	1 (POB)
-77.35759748	37.5293859	2
-77.35754103	37.52942572	3
-77.35750135	37.52945014	along curve
-77.35745709	37.52946892	4
-77.35741991	37.52948445	along curve
-77.35738619	37.52950438	along curve
-77.35735675	37.52952822	along curve
-77.35733229	37.5295554	along curve
-77.3573134	37.52958526	along curve
-77.35730054	37.52961709	5
-77.357288	37.52965904	6
-77.3572763	37.52968742	along curve
-77.35725891	37.52971388	along curve
-77.3572363	37.5297377	along curve
-77.35720908	37.52975825	along curve
-77.357178	37.52977496	along curve
-77.35714389	37.52978737	along curve
-77.35710769	37.52979516	along curve
-77.35707037	37.52979811	along curve
-77.35703295	37.52979614	along curve
-77.35699645	37.5297893	along curve
-77.35696185	37.52977778	7
-77.35692375	37.52976487	along curve
-77.35688362	37.52975674	along curve
-77.3568424	37.52975358	along curve
-77.35680106	37.52975546	along curve
-77.35676056	37.52976234	8
-77.35671278	37.52977633	along curve
-77.35666319	37.5297855	along curve
-77.35661256	37.52978971	along curve
-77.35656166	37.52978891	along curve
-77.35651128	37.5297831	9
-77.35612156	37.52975868	10
-77.35580306	37.52977176	11
-77.35566841	37.52976325	12
-77.35543112	37.53216299	13
-77.35505083	37.53216017	along curve
-77.35467069	37.53215132	along curve
-77.35429084	37.53213644	along curve
-77.35391144	37.53211553	along curve

Exhibit 1d - Tract 2
 Outer Boundary Coordinates
 Decimal Degrees, WGS84

-77.35353264	37.53208861	along curve
-77.35315459	37.53205568	along curve
-77.35277744	37.53201676	along curve
-77.35240133	37.53197187	14
-77.34775858	37.53137855	15
-77.34890708	37.52860033	16
-77.34937254	37.52903435	17
-77.34937194	37.52906518	along curve
-77.34937753	37.52909569	along curve
-77.34938917	37.5291251	along curve
-77.34940657	37.52915264	along curve
-77.34942927	37.52917762	along curve
-77.3494567	37.52919938	along curve
-77.34948814	37.52921738	along curve
-77.34952278	37.52923114	along curve
-77.34955975	37.52924031	along curve
-77.34959807	37.52924465	18
-77.34994723	37.52957023	19
-77.3499611	37.52958529	along curve
-77.34997151	37.52960201	along curve
-77.34997818	37.52961991	along curve
-77.34998089	37.52963845	along curve
-77.34997957	37.52965709	along curve
-77.34997426	37.52967528	along curve
-77.34996511	37.52969247	along curve
-77.34995239	37.52970815	20
-77.349933	37.52973198	along curve
-77.34991899	37.5297581	along curve
-77.34991077	37.52978574	along curve
-77.34990858	37.52981408	along curve
-77.34991248	37.52984231	along curve
-77.34992236	37.5298696	along curve
-77.34993794	37.52989515	along curve
-77.34995874	37.52991822	21
-77.3513429	37.53120884	22
-77.35166676	37.53098856	23
-77.35162643	37.53095087	24
-77.35344988	37.52971057	25
-77.35347939	37.529688	along curve
-77.35350534	37.5296628	along curve
-77.35352736	37.52963533	26
-77.35364166	37.52947157	27

Exhibit 1d - Tract 2
 Outer Boundary Coordinates
 Decimal Degrees, WGS84

-77.35356754	37.52943759	along curve
-77.35349472	37.52940185	28
-77.35331992	37.52931287	29
-77.35326566	37.52928129	along curve
-77.35321695	37.52924442	along curve
-77.35317458	37.52920288	along curve
-77.35313926	37.52915735	30
-77.35312071	37.52913419	along curve
-77.35309782	37.52911364	along curve
-77.35307117	37.5290962	along curve
-77.3530414	37.52908231	along curve
-77.35300927	37.52907232	along curve
-77.35297556	37.52906647	along curve
-77.35294112	37.52906491	31
-77.3529118	37.52906359	along curve
-77.35288312	37.52905854	along curve
-77.35285583	37.52904989	along curve
-77.35283063	37.52903788	along curve
-77.35280817	37.52902281	along curve
-77.35278903	37.52900507	along curve
-77.35277371	37.52898511	along curve
-77.35276259	37.52896346	along curve
-77.35275598	37.52894067	along curve
-77.35275403	37.52891733	32
-77.35275174	37.52888953	along curve
-77.35274392	37.52886238	along curve
-77.35273076	37.52883656	along curve
-77.35271261	37.52881275	33
-77.35262291	37.52870728	along curve
-77.35254077	37.52859797	along curve
-77.35246645	37.52848517	along curve
-77.35240019	37.52836922	along curve
-77.3523422	37.5282505	along curve
-77.35229266	37.52812938	along curve
-77.35225172	37.52800624	along curve
-77.35221952	37.52788146	34
-77.35221503	37.52786036	35
-77.35221274	37.52785286	along curve
-77.35220904	37.52784571	along curve
-77.35220402	37.52783909	along curve
-77.3521978	37.52783316	along curve
-77.35219052	37.52782805	along curve

Exhibit 1d - Tract 2
 Outer Boundary Coordinates
 Decimal Degrees, WGS84

-77.35218235	37.52782387	36
-77.35217712	37.5278212	along curve
-77.35217247	37.5278179	along curve
-77.35216853	37.52781407	along curve
-77.35216539	37.52780979	along curve
-77.35216313	37.52780517	along curve
-77.35216181	37.52780033	37
-77.35214814	37.52770679	38
-77.35214295	37.52766359	39
-77.3521428	37.5276587	along curve
-77.3521436	37.52765385	along curve
-77.35214534	37.52764915	along curve
-77.35214796	37.52764473	along curve
-77.35215141	37.52764068	along curve
-77.3521556	37.5276371	40
-77.3521623	37.5276314	along curve
-77.35216783	37.52762496	along curve
-77.35217204	37.52761791	along curve
-77.35217486	37.52761043	along curve
-77.3521762	37.5276027	along curve
-77.35217604	37.5275949	41
-77.35216763	37.52752458	42
-77.3521533	37.52743716	along curve
-77.35213155	37.52735071	along curve
-77.35210249	37.52726564	along curve
-77.35206625	37.52718233	along curve
-77.352023	37.52710117	along curve
-77.35197293	37.52702254	along curve
-77.35191629	37.52694679	along curve
-77.35185332	37.52687428	along curve
-77.35178433	37.52680533	43
-77.35159277	37.52662636	44
-77.3510305	37.52700858	45
-77.35053386	37.52654525	46
-77.34983207	37.52636124	47
-77.34992756	37.5261298	48
-77.35044444	37.52620053	49
-77.35030492	37.52560996	50
-77.35050105	37.52551364	51
-77.35052975	37.52551719	52
-77.35079967	37.52539734	53
-77.35080141	37.5253755	along curve

Exhibit 1d - Tract 2
 Outer Boundary Coordinates
 Decimal Degrees, WGS84

-77.35080761	37.52535419	along curve
-77.35081811	37.52533397	along curve
-77.35083262	37.5253154	along curve
-77.35085075	37.52529897	54
-77.35090365	37.52526368	55
-77.35105157	37.52515964	56
-77.3513312	37.5249966	57
-77.35154012	37.52483676	58
-77.35156507	37.52482061	along curve
-77.3515929	37.52480779	along curve
-77.35162292	37.52479863	along curve
-77.35165437	37.52479334	along curve
-77.35168648	37.52479207	along curve
-77.35171845	37.52479484	59
-77.3519072	37.52464969	60
-77.35190622	37.52462408	along curve
-77.35191033	37.52459866	along curve
-77.35191941	37.52457409	along curve
-77.35193325	37.52455096	along curve
-77.35195149	37.52452985	along curve
-77.35197368	37.5245113	61
-77.35213288	37.5243988	62
-77.35227093	37.52430167	63
-77.35236817	37.52423817	along curve
-77.3524706	37.52418008	along curve
-77.35257773	37.52412765	64
-77.35280707	37.52417143	65
-77.35289722	37.52429185	along curve
-77.35299374	37.52440909	along curve
-77.35309646	37.52452294	along curve
-77.35320518	37.5246332	66
-77.35345854	37.52487916	67
-77.35364516	37.52511242	68
-77.35397322	37.52543135	69
-77.35397556	37.52565007	70
-77.3540539	37.52572298	71
-77.35435554	37.52575056	72
-77.35457069	37.52595533	73
-77.35475508	37.52612737	74
-77.35493625	37.52632833	75
-77.35505827	37.526461	76
-77.35539319	37.52677361	77

Exhibit 1d - Tract 2
Outer Boundary Coordinates
Decimal Degrees, WGS84

-77.3553705	37.52696396	78
-77.35558038	37.52714927	79
-77.35584536	37.52714454	80
-77.35702624	37.5282465	81
-77.35732949	37.52858024	82
-77.35766458	37.52889292	83
-77.35764288	37.52907749	84
-77.35781594	37.52923742	1 (POB)

Exhibit 1e - Outparcel 8
 Boundary Coordinates
 Decimal Degrees, WGS84

longitude	latitude	Point_ID
-77.3540539	37.5257230	A
-77.3540120	37.5257515	B
-77.3538519	37.5258675	C
-77.3537929	37.5259077	D
-77.3536251	37.5260219	E
-77.3534972	37.5261088	F
-77.3534873	37.5261168	G
-77.3534790	37.5261258	along curve
-77.3534726	37.5261358	along curve
-77.3534683	37.5261465	along curve
-77.3534661	37.5261575	along curve
-77.3534661	37.5261687	along curve
-77.3534683	37.5261798	along curve
-77.3534726	37.5261905	along curve
-77.3534790	37.5262005	along curve
-77.3534873	37.5262095	along curve
-77.3541127	37.5267927	H
-77.3547420	37.5263646	I
-77.3540539	37.5257230	A

Exhibit 1f - Outparcel 10
Boundary Coordinates
Decimal Degrees, WGS84

longitude	latitude	Point ID
-77.352345	37.525066	A
-77.352918	37.524677	B
-77.353455	37.525178	C
-77.352882	37.525567	D
-77.352345	37.525066	A

Exhibit 1g - Outparcel 12
 Boundary Coordinates
 Decimal degrees, WGS84

longitude	latitude	Point_ID
-77.3556781	37.5296640	A
-77.3565187	37.5297166	B
-77.3565555	37.5297165	along curve
-77.3565919	37.5297117	along curve
-77.3566268	37.5297023	C
-77.3566593	37.5296885	along curve
-77.3566886	37.5296707	along curve
-77.3567140	37.5296494	along curve
-77.3567346	37.5296251	along curve
-77.3567501	37.5295985	along curve
-77.3567600	37.5295702	along curve
-77.3567714	37.5295233	D
-77.3567753	37.5294954	along curve
-77.3567739	37.5294674	along curve
-77.3567670	37.5294399	along curve
-77.3567549	37.5294136	along curve
-77.3567378	37.5293891	E
-77.3566659	37.5293078	along curve
-77.3565878	37.5292303	F
-77.3564076	37.5290623	G
-77.3556892	37.5295511	H
-77.3556781	37.5296640	A

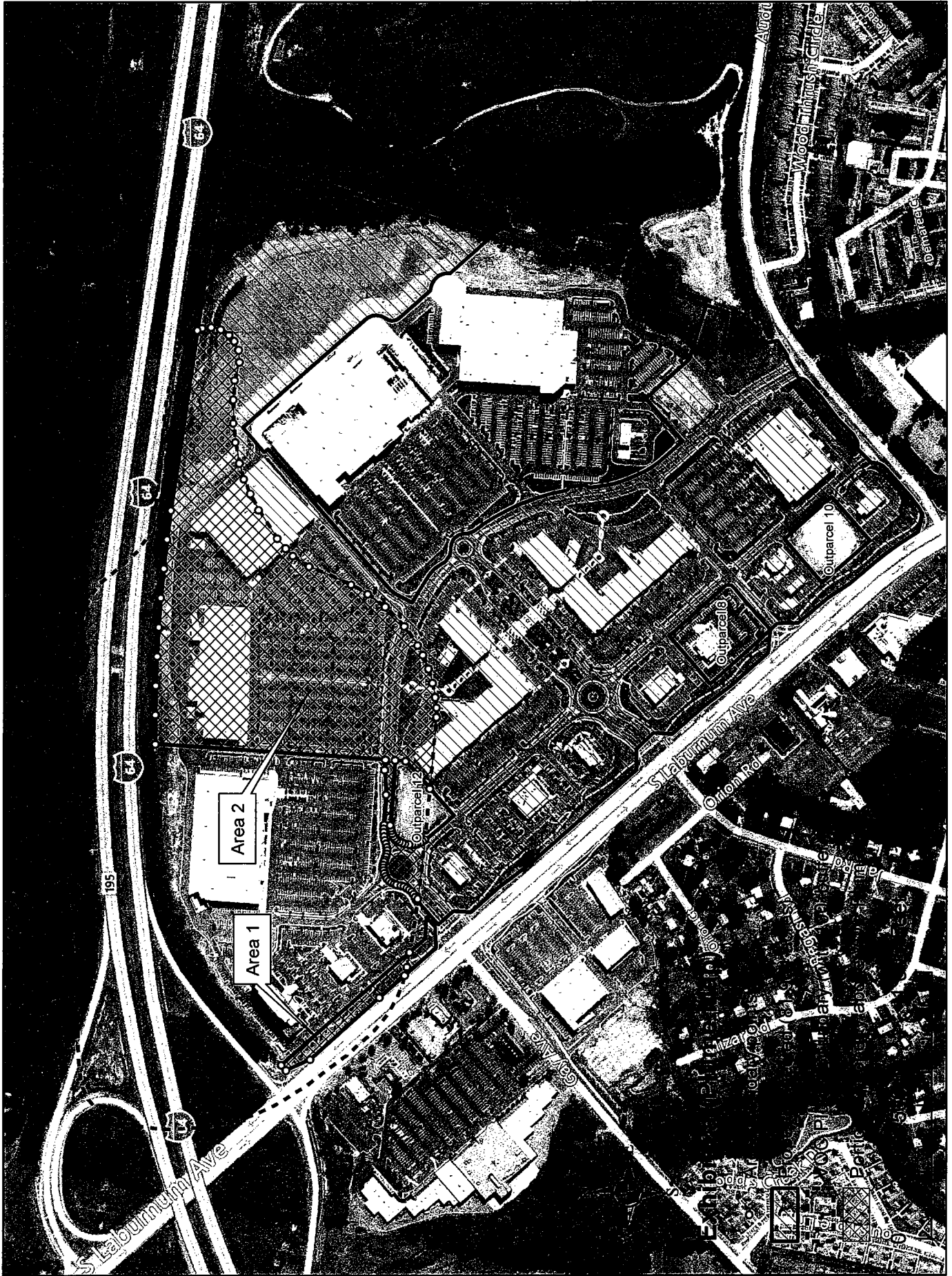


Exhibit 2b, Area 1
Boundary Coordinates
Decimal degrees, WGS84

longitude	latitude
-77.3596062	37.5308721
-77.3596781	37.5308247
-77.3595386	37.5305689
-77.3587480	37.5298507
-77.3584647	37.5295866
-77.3583554	37.5295629
-77.3581707	37.5295339
-77.3596062	37.5308721

Exhibit 2c, Area 2
 Boundary Coordinates
 Decimal Degrees, WGS84

longitude	latitude
-77.3501341	37.5313423
-77.3500633	37.5314312
-77.3500328	37.5315298
-77.3500429	37.5316269
-77.3500680	37.5316737
-77.3524013	37.5319719
-77.3527774	37.5320168
-77.3531546	37.5320557
-77.3535326	37.5320886
-77.3539114	37.5321155
-77.3542908	37.5321364
-77.3546707	37.5321513
-77.3550508	37.5321602
-77.3554311	37.5321630
-77.3556684	37.5297633
-77.3558031	37.5297718
-77.3561216	37.5297587
-77.3565113	37.5297831
-77.3565617	37.5297889
-77.3566126	37.5297897
-77.3566632	37.5297855
-77.3567128	37.5297763
-77.3567606	37.5297623
-77.3568011	37.5297555
-77.3568424	37.5297536
-77.3568836	37.5297567
-77.3569237	37.5297649
-77.3569618	37.5297778
-77.3569964	37.5297893
-77.3570330	37.5297961
-77.3570704	37.5297981
-77.3571077	37.5297952
-77.3571439	37.5297874
-77.3571780	37.5297750
-77.3572091	37.5297582
-77.3572363	37.5297377
-77.3572589	37.5297139
-77.3572763	37.5296874
-77.3572880	37.5296590
-77.3573005	37.5296171
-77.3573134	37.5295853

Exhibit 2c, Area 2
 Boundary Coordinates
 Decimal Degrees, WGS84

-77.3573323	37.5295554
-77.3573567	37.5295282
-77.3573862	37.5295044
-77.3574199	37.5294845
-77.3574571	37.5294689
-77.3575013	37.5294501
-77.3575084	37.5294458
-77.3574778	37.5294421
-77.3567150	37.5293633
-77.3567378	37.5293891
-77.3567549	37.5294136
-77.3567670	37.5294399
-77.3567739	37.5294674
-77.3567753	37.5294954
-77.3567714	37.5295233
-77.3567600	37.5295702
-77.3567501	37.5295985
-77.3567346	37.5296251
-77.3567140	37.5296494
-77.3566886	37.5296707
-77.3566593	37.5296885
-77.3566268	37.5297023
-77.3565919	37.5297117
-77.3565555	37.5297165
-77.3565187	37.5297166
-77.3556781	37.5296640
-77.3556892	37.5295511
-77.3560486	37.5293066
-77.3551280	37.5292290
-77.3550042	37.5292267
-77.3548706	37.5292371
-77.3546801	37.5292660
-77.3544979	37.5293064
-77.3543175	37.5293636
-77.3541894	37.5294167
-77.3539424	37.5295528
-77.3536901	37.5297471
-77.3535160	37.5299272
-77.3533957	37.5300954
-77.3531487	37.5305328
-77.3530096	37.5306976
-77.3529173	37.5307750

Exhibit 2c, Area 2
Boundary Coordinates
Decimal Degrees, WGS84

-77.3527834	37.5308615
-77.3524107	37.5310518
-77.3521997	37.5311412
-77.3520083	37.5312043
-77.3518013	37.5312502
-77.3515256	37.5312878
-77.3512800	37.5313039
-77.3509800	37.5313036
-77.3507251	37.5312853
-77.3504869	37.5312357
-77.3503348	37.5312447
-77.3502175	37.5312855
-77.3501341	37.5313423