

SURVEYOR'S REPORT

Fill out and sign with all Surveys in accordance with the instructions on the reverse side.

To: LAWYERS TITLE INSURANCE CORPORATION

Richmond, Virginia.

THIS IS TO CERTIFY, that on AUGUST 19, 1993, I made an accurate survey of the premises standing in the name of THE ESTATE OF ANN CHAIRNS POLK situated at 3 MILES SOUTH OF ATOKA, SCOTT DISTRICT, FAUQUIER COUNTY, VIRGINIA.

briefly described as: 155.08 ACRES ON EAST SIDE OF ROAD NO. 713, FAUQUIER COUNTY, VIRGINIA and shown on the accompanying survey entitled: LAND OF THE ESTATE OF ANN CHAIRNS POLK TO BE CONVEYED TO THOMAS R. COUGHLIN, JR. 155.08 ACRES

I made a careful inspection of said premises and of the buildings located thereon at the time of making such survey, and again on AUGUST 19, 1993, and at the time of such latter inspection I found BARBARA FAY to be in possession of said premises as

MANAGER

(tenant) or (owner)

I further certify as to the existence or non-existence of the following at the time of my last inspection:

1. Rights of way, old highways, or abandoned roads, lanes or driveways, drains, sewer, water, gas or oil pipe lines across said premises (Include any such matters shown on the recorded plat of subdivision): ROAD NO. 713 HAS A 40 FOOT RIGHT-OF-WAY AS MEASURED BETWEEN FENCES. I WAS UNABLE TO FIND A DEED CONVEYING THIS LAND TO THE COMMONWEALTH OF VIRGINIA.

2. Springs, streams, rivers, ponds, or lakes located, bordering on or running through said premises: STREAM AND PONDS AS SHOWN ON PLAT.

3. Cemeteries or family burying grounds located on said premises. (Show location on plat): NONE VISIBLE

4. Telephone, telegraph or electric power poles, wires or lines located on, under, overhanging or crossing said premises and serving other property or properties: UNDERGROUND TELEPHONE LINE AND POWER LINES AS SHOWN ON PLAT.

5. Joint driveways or walkways; party walls or rights of support; porches, steps or roofs used in common or joint garages: NONE

6. Disputed boundaries, encroachments or overhanging projections. (If the buildings, projections or cornices thereof, or signs affixed thereto, fences or other indications of occupancy encroach upon or overhang adjoining properties or easement areas, or the like encroach upon or overhang surveyed premises, specify all such): NONE

7. Physical evidence of boundary lines on all sides. (Be specific): IRON PEGS FOUND AS SHOWN ON PLAT AND AS DESCRIBED IN METES AND BOUNDS DESCRIPTION

8. Is the property improved? YES (MAIN HOUSE) (a) Building is: Brick ( ); Clapboard ( ); other ( ) STUCCO (b) Building is: One story ( ); Two story (X); split-level ( ); other ( ) Specify Specify

9. Indications of building construction, alterations or repairs within recent months: NONE (a) If new improvements under construction, how far have they progressed?

10. Changes in street lines either completed or officially proposed: NONE (a) Are there indications of recent street or sidewalk construction or repairs? NONE

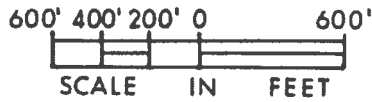
11. Are all abutting streets or roads maintained by public authorities? ROAD NO. 713 IS MAINTAINED BY PUBLIC AUTHORITY. (a) Is access to such streets or roads limited? NO

12. If the surveyed premises are subject to restrictive covenants, do the improvements, use and occupancy comply with such? (If the premises are subject to restrictive covenants, have the examining attorney furnish you verbatim copy of them) NONE WERE FURNISHED TO ME BY ATTORNEY.

Richard U. Goode RICHARD U. GOODE, C.L.S. (08/19/93)

NOTE: In all cases where there are encroachments, easements, party walls, etc., they should also be denoted upon the map of your survey. Also, be certain map complies with instructions on reverse side. Particular attention is directed to Paragraph 3 of those instructions.

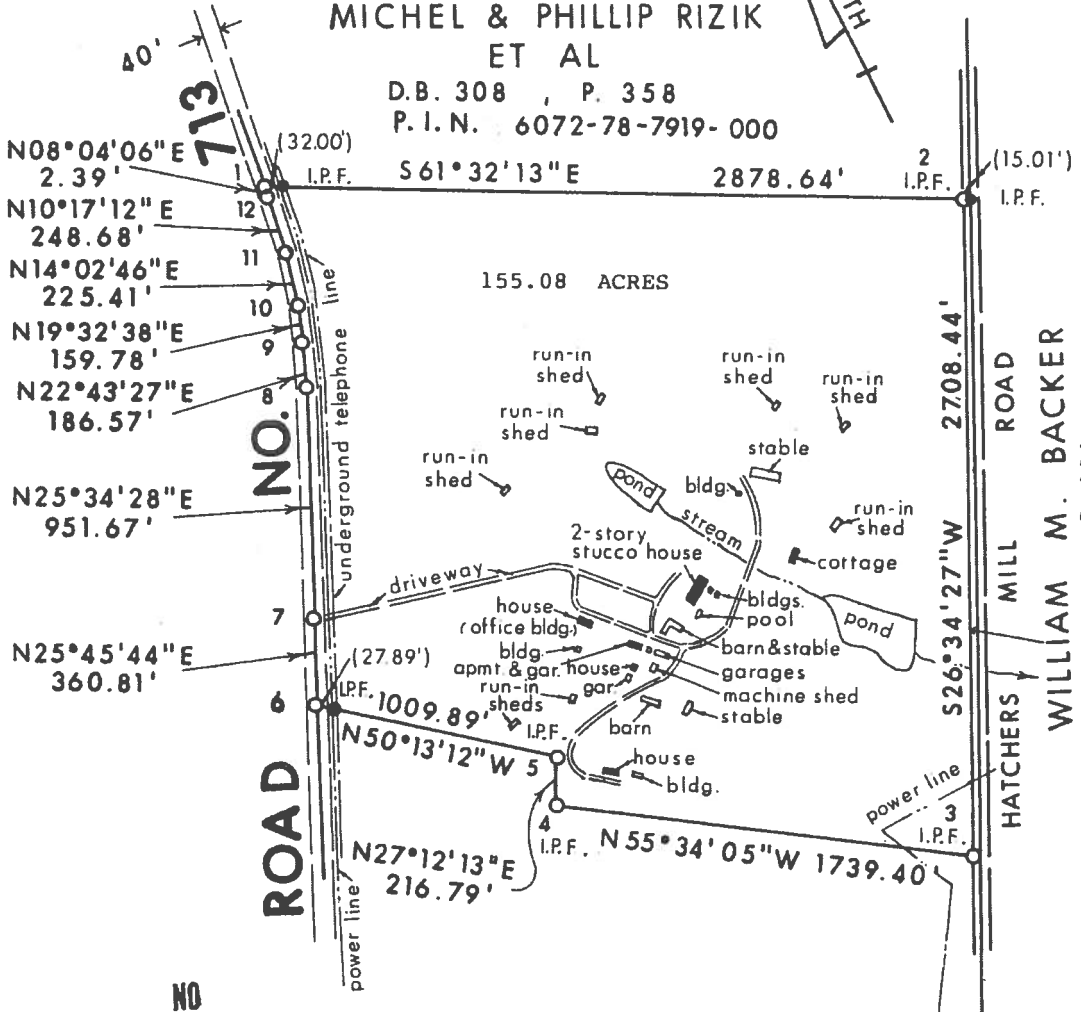
(Be sure to answer each item. If the property is not subject to any such of items 1 to 6 inclusive, insert the word "none" following the item.)



STATE NORTH  
GRID NORTH

MICHEL & PHILLIP RIZIK  
ET AL

D.B. 308, P. 358  
P. I. N. 6072-78-7919-000



WILLIAM M. BACKER  
D.B. 489, P. 486  
P. I. N. 6072-85-0944-000

NO  
TITLE REPORT  
FURNISHED

SHANE A. CHALKE  
D.B. 583, P. 225 - D.B. 658, P. 888  
P. I. N. 6072-65-0600-000

LAND OF THE ESTATE OF ANN CAIRNS POLK  
(WILL BOOK 164, PAGE 1130)  
(P. I. N. 6072-77-1181-000)  
TO BE CONVEYED TO THOMAS R. COUGHLIN, JR.  
155.08 ACRES

LOCATED ON THE EAST SIDE OF ROAD NO. 713 AND ON THE WEST SIDE OF HATCHERS MILL ROAD ABOUT THREE MILES SOUTH OF ATOKA, AND SITUATE IN SCOTT MAGISTERIAL DISTRICT, FAUQUIER COUNTY, VIRGINIA.

NOTE: THIS TRACT IS NOT WITHIN THE 100 YEAR FLOOD ZONE DESIGNATED BY HUD.

SURVEY NO. 9774-2/B-1

SHEET NO. 1 OF 2

RICHARD U. GOODE,  
CERTIFIED LAND SURVEYOR  
BERRYVILLE, VIRGINIA  
AUGUST 19, 1993



LAND OF THE ESTATE OF ANN CAIRNS POLK

TO BE CONVEYED TO

THOMAS R. COUGHLIN, JR.

155.08 ACRES

The Tract of land, shown on the attached drawing, located on the East side of Road No. 713 and on the West side of Hatchers Mill Road about Three Miles South of Atoka, and situate in Scott Magisterial District, Fauquier County, Virginia, is bounded as follows:

Beginning at (1) a point in the center of Road No. 713 a corner to the land of Michel & Phillip Rizik, ET AL, said point being  
N 61 deg. 32 min. 13 sec. W 32.00 feet from an iron peg found; thence with the land of Michel & Phillip Rizik, ET AL  
S 61 deg. 32 min. 13 sec. E 2,878.64 feet to (2) an iron peg found on the West side of Hatchers Mill Road in the line of the land of William M. Backer and a corner to the land of Michel & Phillip Rizik, ET AL, said point being  
N 61 deg. 32 min. 13 sec. W 15.01 feet from an iron peg found in the center of Hatchers Mill Road; thence with the West side of Hatchers Mill Road and the land of William M. Backer  
S 26 deg. 34 min. 27 sec. W 2,708.44 feet to (3) an iron peg found on the West side of Hatchers Mill Road in the line of the land of William M. Backer and a corner to the land of Shane A. Chalke; thence with the land of Shane A. Chalke for the following three courses:  
N 55 deg. 34 min. 05 sec. W 1,739.40 feet to (4) an iron peg found; thence  
N 27 deg. 12 min. 13 sec. E 216.79 feet to (5) an iron peg found; thence  
N 50 deg. 13 min. 12 sec. W 1,009.89 feet to (6) a point in the center of Road No. 713, said point being N 50 deg. 13 min. 12 sec. W 27.89 feet from an iron peg found; thence with the center of Road No. 713 for the following seven courses:  
N 25 deg. 45 min. 44 sec. E 360.81 feet to (7) a point; thence  
N 25 deg. 34 min. 28 sec. E 951.67 feet to (8) a point; thence  
N 22 deg. 43 min. 27 sec. E 186.57 feet to (9) a point; thence  
N 19 deg. 32 min. 38 sec. E 159.78 feet to (10) a point; thence  
N 14 deg. 02 min. 46 sec. E 225.41 feet to (11) a point; thence  
N 10 deg. 17 min. 12 sec. E 248.68 feet to (12) a point; thence  
N 08 deg. 04 min. 06 sec. E 2.39 feet to the point of beginning,  
containing 155.08 Acres, more or less.

*Richard U. Goode*  
RICHARD U. GOODE,  
CERTIFIED LAND SURVEYOR  
BERRYVILLE, VIRGINIA  
AUGUST 19, 1993

SURVEY NO. 9774-2/B-1

SHEET NO. 2 OF 2