

Prepared by:
Todd C. Rhea #37275
Clark & Bradshaw, PC
92 N. Liberty Street
Harrisonburg, VA 22802
(540) 433-2601
#21-718 /clm

Consideration: \$1,964,072.50
Actual Value: \$1,964,072.50

Account No. 21 K 4

Title Insurance Underwriter insuring this instrument is: Chicago Title Insurance Company

THIS DEED, made this 28th day of March, 2023, by and between
HARRISONBURG INVESTMENT PROPERTIES, LLC, a Virginia limited
liability company, GRANTOR, and **EP HARRISONBURG OWNER LLC**, a
Virginia limited liability company, GRANTEE.

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash
in hand paid by the Grantee to the Grantor, and other good and valuable
consideration given between the parties hereto at and before the execution and
delivery of this deed, the receipt of all of which is hereby acknowledged, the
Grantor does hereby grant and convey with General Warranty and English
Covenants of title unto the said **EP HARRISONBURG OWNER LLC**, a
Virginia limited liability company, Grantee herein, all that certain tract or parcel of
land containing 26.180 acres, more or less, together with any improvements

thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 19, 2022, revised April 15 2022, revised January 12, 2023, and revised February 9, 2023, which is to be attached hereto and made a part hereof.

LESS AND EXCEPT, however, all that certain tract or parcel of land containing 0.196 acres, more or less, conveyed to Cooks Creek Church of the Brethern Cemetery, (originally Trustees for Cook's Creek Congregation of the Church of the Brethren) by deed dated October 9, 2022, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 124, page 157.

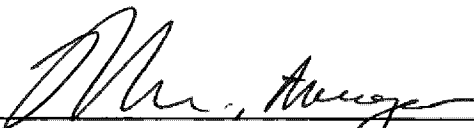
The real estate herein conveyed is the identical property acquired by the Grantor herein by deed of distribution dated March 20, 2023, from GSW Investors LLC, a Virginia limited liability company, recorded in the aforesaid Clerk's Office in Deed Book 5679, page 742.

This deed is made expressly subject to easements, conditions, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property herein conveyed,

which have not expired by limitation of time contained therein, or otherwise become ineffective.

IN WITNESS WHEREOF, Harrisonburg Investment Properties LLC, a Virginia limited liability company has caused this Deed to be signed in its name and on its behalf as thereunto duly authorized.

HARRISONBURG INVESTMENT
PROPERTIES LLC, a Virginia limited liability
company

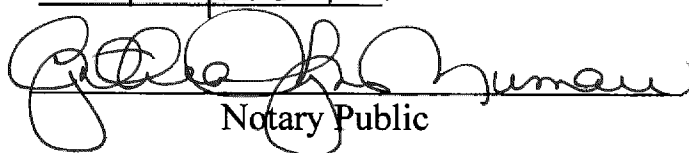
By:  (Seal)
TODD C. RHEA, Manager

COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, to-wit:

The foregoing Deed was acknowledged before me in the jurisdiction aforesaid this 25th day of April, 2023, by TODD C. RHEA, Manager, of Harrisonburg Investment Properties LLC, a Virginia limited liability company, on behalf of the company.

My Commission Expires: 6/30/2024.

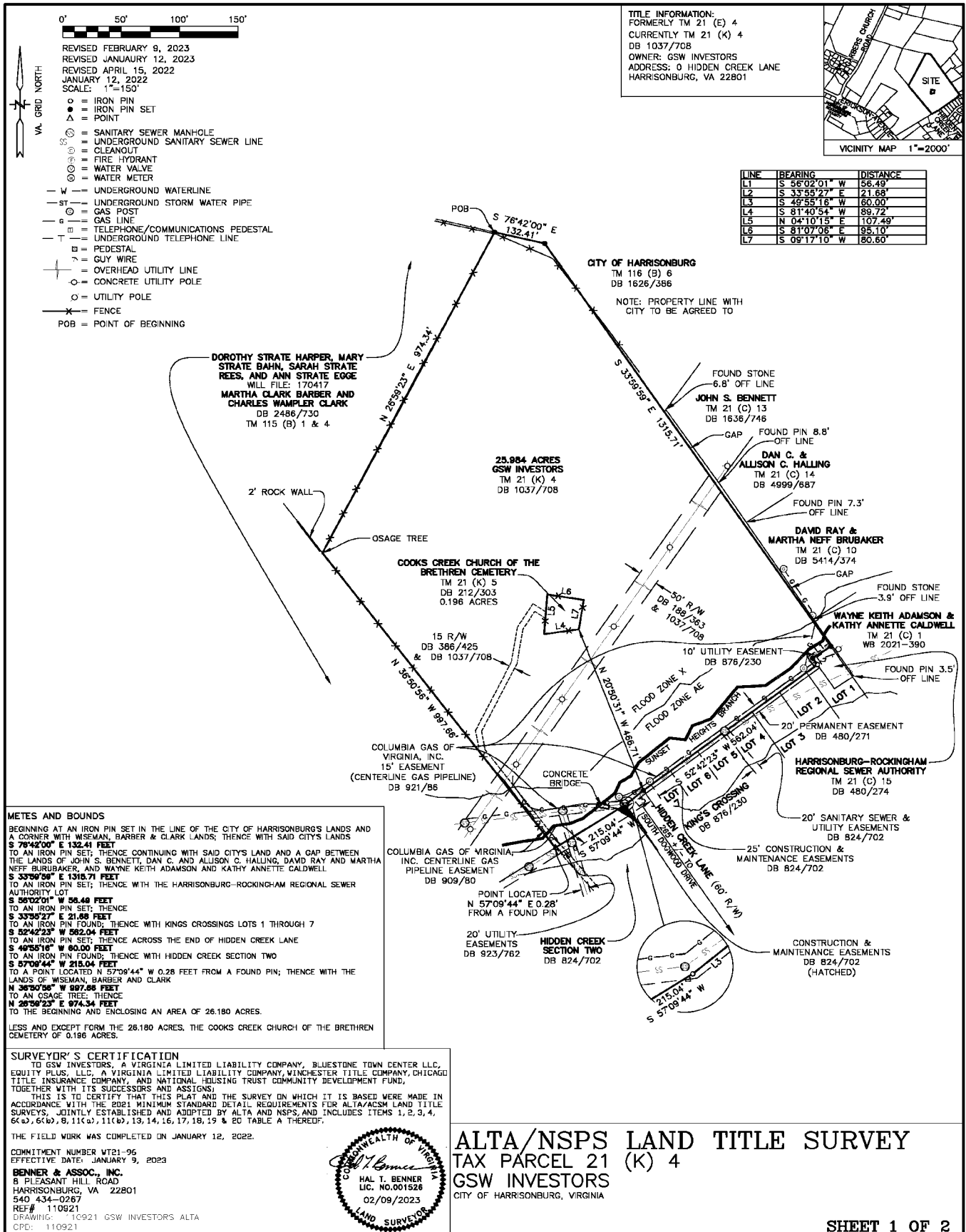
CYNTHIA LYNN MUMAW
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #167499


Notary Public

After Recordation Return to:
Grantee's Address:

1888 Main Street, Suite C163
Madison, MS 39110

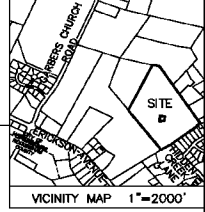
This deed has been prepared without the benefit of a title exam on the part of the preparer.



REVISED FEBRUARY 9, 2023
 REVISED JANUARY 12, 2023
 REVISED APRIL 15, 2022
 JANUARY 12, 2022
 SCALE: 1"=150'

- = IRON PIN
- = IRON PIN SET
- ▲ = POINT
- ⊙ = SANITARY SEWER MANHOLE
- = UNDERGROUND SANITARY SEWER LINE
- = CLEANOUT
- = FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- W — = UNDERGROUND WATERLINE
- ST — = UNDERGROUND STORM WATER PIPE
- G — = GAS LINE
- T — = TELEPHONE/COMMUNICATIONS PEDESTAL
- = UNDERGROUND TELEPHONE LINE
- = PEDESTAL
- = GUY WIRE
- = OVERHEAD UTILITY LINE
- = CONCRETE UTILITY POLE
- = UTILITY POLE
- X — = FENCE
- POB = POINT OF BEGINNING

TITLE INFORMATION:
 FORMERLY TM 21 (E) 4
 CURRENTLY TM 21 (K) 4
 DB 1037/708
 OWNER: GSW INVESTORS
 ADDRESS: 0 HIDDEN CREEK LANE
 HARRISONBURG, VA 22801



LINE	BEARING	DISTANCE
L1	S 56°02'01" W	56.49'
L2	S 33°55'27" E	21.68'
L3	S 49°55'16" W	60.00'
L4	S 81°40'54" W	89.72'
L5	N 04°10'15" E	107.49'
L6	S 81°07'06" E	95.10'
L7	S 09°17'10" W	80.60'

METES AND BOUNDS
 BEGINNING AT AN IRON PIN SET IN THE LINE OF THE CITY OF HARRISONBURG'S LANDS AND A CORNER WITH WISEMAN, BARBER & CLARK LANDS; THENCE WITH SAID CITY'S LANDS S 76°42'00" E 132.41 FEET TO AN IRON PIN SET; THENCE CONTINUING WITH SAID CITY'S LAND AND A GAP BETWEEN THE LANDS OF JOHN S. BENNETT, DAN C. AND ALLISON C. HALLING, DAVID RAY AND MARTHA NEFF BRUBAKER, AND WAYNE KEITH ADAMSON AND KATHY ANNETTE CALDWELL S 33°59'09" E 1318.71 FEET TO AN IRON PIN SET; THENCE WITH THE HARRISONBURG-ROCKINGHAM REGIONAL SEWER AUTHORITY LOT S 56°02'01" W 56.49 FEET TO AN IRON PIN SET; THENCE S 33°55'27" E 21.68 FEET TO AN IRON PIN FOUND; THENCE WITH KINGS CROSSINGS LOTS 1 THROUGH 7 S 02°42'23" W 582.04 FEET TO AN IRON PIN SET; THENCE ACROSS THE END OF HIDDEN CREEK LANE S 49°55'16" W 60.00 FEET TO AN IRON PIN FOUND; THENCE WITH HIDDEN CREEK SECTION TWO S 57°09'44" W 215.04 FEET TO A POINT LOCATED N 57°09'44" W 0.28 FEET FROM A FOUND PIN; THENCE WITH THE LANDS OF WISEMAN, BARBER AND CLARK N 36°50'58" W 997.86 FEET TO AN OSAGE TREE; THENCE N 26°59'23" E 974.34 FEET TO THE BEGINNING AND ENCLOSED AN AREA OF 26.180 ACRES.
 LESS AND EXCEPT FORM THE 26.180 ACRES, THE COOKS CREEK CHURCH OF THE BRETHREN CEMETERY OF 0.196 ACRES.

SURVEYOR'S CERTIFICATION
 TO GSW INVESTORS, A VIRGINIA LIMITED LIABILITY COMPANY, BLUESTONE TOWN CENTER LLC, EQUITY PLUS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, WINCHESTER TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY, AND NATIONAL HOUSING TRUST COMMUNITY DEVELOPMENT FUND, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS)
 THIS IS TO CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19 & 20 TABLE A THEREOF.
 THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2022.
 COMMITMENT NUMBER WT21-95
 EFFECTIVE DATE: JANUARY 9, 2023
BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 110921
 DRAWING: TC921 GSW INVESTORS ALTA
 CPE: 110921



ALTA/NSPS LAND TITLE SURVEY
TAX PARCEL 21 (K) 4
GSW INVESTORS
 CITY OF HARRISONBURG, VIRGINIA
SHEET 1 OF 2

NOTES:

1. ALL LOT CORNERS ARE EVIDENCED BY IRON PINS OR POINTS AS SHOWN HEREON. THE RELATIVE POSITIONAL PRECISION EXCEEDS THE MAXIMUM ALLOWED UNDER SECTION 3.D. OF THE 2021 ALTA/NSPS STANDARDS.
2. EXCEPT AS SHOWN OR NOTED ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY, DRAINAGE, UTILITY, OR INGRESS OR EGRESS.
3. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM THE FOLLOWING DEDICATED AND PUBLIC STREET: HIDDEN CREEK LANE.
4. THIS PARCEL SITE IS IN FEMA FLOOD HAZARD ZONE AE AND X, ACCORDING TO THE SCALED LOCATION FROM FIRM COMMUNITY-PANEL NUMBER 51165C0391 & 51165C0392 D DATED FEBRUARY 6, 2008 AND CITY OF HARRISONBURG GIS.
5. THIS PARCEL IS CURRENTLY ZONED R-3.
6. SETBACK: FRONT YARD 30 FEET, SIDE YARD 10 FEET, AND REAR YARD 20 FEET; MAXIMUM BUILDING HEIGHT 35 FEET.
7. THERE ARE NO PARKING SPACES ON THIS PARCEL.
8. NO PART OF THE VISIBLE ABOVE GROUND IMPROVEMENTS ENCLOSES OR OVERHANGS ANY EASEMENT, RIGHT-OF-WAY OR LAND OF OTHERS, EXCEPT AS SHOWN AND NOTED HEREON. THE EXISTENCE OF UNDERGROUND UTILITIES NOT VISIBLE FROM GROUND LEVEL HAVE BEEN LOCATED BY MEANS OF INSPECTION PORT, MANHOLES, VALVE COVERS, PEDESTALS AND MARKINGS FROM UTILITY COMPANIES.
9. THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY PARTY WALLS, STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
10. THERE IS NO EVIDENCE OBSERVED OF SUBJECT PROPERTY HAVING EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
11. THERE IS NO EVIDENCE OBSERVED OF CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN RECENT MONTHS.
12. ALL UTILITY SERVICES REQUIRED FOR OPERATION OF THE PREMISES ENTER THE PREMISES THROUGH ADJOINING STREETS OR EXISTING EASEMENTS.
13. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. THERE WERE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS OBSERVED, EXCEPT AS SHOWN.
15. NO BUILDINGS WERE OBSERVED.
16. THERE IS A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY BENNER AND ASSOCIATES IN THE AMOUNT OF \$1,000,000.00 IS IN EFFECT THROUGHOUT THE CONTRACT TERM.

TITLE INSURANCE EXCEPTIONS, SCHEDULE B, PART II:

9. 15' RIGHT-OF-WAY LEADING FROM STATE ROUTE NO. 42 TO THE COOKS CREEK CHURCH OF THE BRETHREN CEMETERY AS SET FORTH IN INSTRUMENT(S) RECORDED IN DEED BOOK 1037 AT PAGE 708. AS SHOWN HEREON.
10. EASEMENT GRANTED VIRGINIA PUBLIC SERVICE CO. BY INSTRUMENT(S) RECORDED IN DEED BOOK AT PAGE 1037 AT PAGE 708. AS SHOWN HEREON.
11. DEED OF EASEMENT(S) GRANTED CITY OF HARRISONBURG BY INSTRUMENT(S) RECORDED IN DEED BOOK 2537 AT PAGE 126 AS RE-RECORDED IN DEED BOOK 2537 AT PAGE 462; DEED BOOK 2598 AT PAGE 377 AND IN DEED BOOK 3549 AT PAGE 398. NOT APPLICABLE.
12. EASEMENT(S) GRANTED HARRISONBURG ROCKINGHAM REGIONAL SEWER AUTHORITY BY INSTRUMENT(S) RECORDED IN DEED BOOK 399 AT PAGE 483, DEED BOOK 399 AT PAGE 793, DEED BOOK 480 AT PAGE 271 AND IN DEED BOOK 480 AT PAGE 274. EASEMENTS REFLECTED IN DEED BOOK 480, PAGE 271 AND DEED BOOK 480, PAGE 274 ARE SHOWN HEREON. DEED BOOK 399, PAGE 483 AND DEED BOOK 399, PAGE 793 ARE NOT APPLICABLE.

ALTA/NSPS LAND TITLE SURVEY
TAX PARCEL 21 (K) 4
GSW INVESTORS
 CITY OF HARRISONBURG, VIRGINIA

BENNER & ASSOC., INC.
 8 PLEASANT HILL ROAD
 HARRISONBURG, VA 22801
 540 434-0267
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SHEET 2 OF 2

