

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCEL "A" TAX #018.18-01-08.00-0000 WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 25, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715884 & #200715885. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715903 & #200715908.

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCEL "B" TAX #018.18-01-01.00-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 26, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715900. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715904 & #200715910.

THAT KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL PARCELS "C" & "D" TAX #018.18-01-11.00-0000 AND #018.18-01-10.00-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED SEPTEMBER 26, 2007 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN INSTRUMENT #200715901. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 2 CERTAIN DEEDS OF TRUST TO DEWEY B. MORRIS AND WILSON R. TRICE, TRUSTEES SECURING BNC NATIONAL BANK, BENEFICIARY DATED SEPTEMBER 26, 2007 AND RECORDED IN INSTRUMENT #200715905 & #200715911.

THAT HOLLINS HOSPITALITY, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE COMBINED AND SUBDIVIDED, BEING ORIGINAL TAX # 027.06-04-17.01-0000 & #027.06-04-18.01-0000 WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED DECEMBER 28, 1999 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA IN DEED BOOK 1644, PAGE 1910 AND BY DEED DATED JULY 11, 2003 RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT #200316537. WHICH SAID LAND IS SUBJECT TO THE LIENS OF 4 DEEDS OF TRUST, AS MODIFIED OR AMENDED TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FNB SALEM BANK AND TRUST, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED NOVEMBER 10, 2005 AND RECORDED IN INSTRUMENT #200518584, TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FIRST NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED JUNE 27, 2006 AND RECORDED IN INSTRUMENT #200610316, TO STEVE LYON AND FRANK SOWERS, TRUSTEES SECURING FNB SALEM BANK AND TRUST, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY DATED NOVEMBER 23, 2004 AND RECORDED IN INSTRUMENT #200421188 AND TO DAVID B. SPIGLE AND H. WATTS STEGER, III, TRUSTEES SECURING BANK OF BOTETOURT BENEFICIARY DATED JANUARY 23, 2006 AND RECORDED IN INSTRUMENT #200601445.

THE SAID OWNERS CERTIFY THAT THEY HAVE COMBINED AND SUBDIVIDED THIS LAND, AS SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE, AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCES (AS AMENDED).

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE COUNTY OF ROANOKE ALL OF THE LAND EMBRACED WITHIN THE STREET OF THIS SUBDIVISION; ALL PUBLIC UTILITY EASEMENTS, PUBLIC DRAINAGE EASEMENTS WITHIN SAID BOUNDARY ARE HEREBY DEDICATED FOR PUBLIC USE.

THE SAID OWNERS, BY VIRTUE OF THE RECORDATION OF THIS SUBDIVISION PLAT, GRANTS TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON. TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE SAID OWNERS DO AS A CONDITION PRECEDENT TO THE APPROVAL OF THIS PLAT AND SUBDIVISION AND THE ACCEPTANCE OF THE DEDICATION OF THE STREETS SHOWN HEREON BY THE BOARD OF SUPERVISORS OF ROANOKE COUNTY, VIRGINIA, ON ITS BEHALF AND FOR AND ON ACCOUNT OF ITS HEIRS, SUCCESSORS, AND ASSIGNS, SPECIFICALLY RELEASES THE COUNTY OF ROANOKE, VIRGINIA AND THE VIRGINIA DEPARTMENT OF TRANSPORTATION FROM ANY OR ALL CLAIM OR CLAIMS FOR DAMAGES WHICH SUCH SAID OWNER, ITS SUCCESSORS, AND ASSIGNS, MAY OR MIGHT HAVE AGAINST THE COUNTY OF ROANOKE OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION BY REASON OF ESTABLISHING GRADE LINES ON OR ALONG SUCH STREETS AS SHOWN ON THIS PLAT OF SUBDIVISION (OR SUCH CHANGED STREETS AS MAY BE AGREED UPON IN THE FUTURE) AND BY REASON OF DOING NECESSARY GRADING, CUTTING OR FILLING FOR THE PURPOSE OF PLACING SUCH STREETS UPON PROPER GRADE AS MAY FROM TIME TO TIME BE ESTABLISHED BY SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION AND SAID COUNTY OR VIRGINIA DEPARTMENT OF TRANSPORTATION SHALL NOT BE REQUIRED TO CONSTRUCT ANY RETAINING WALL OR WALLS ALONG THE STREETS AND PROPERTY LINES THEREOF OR MAINTAIN ANY EASEMENTS AS SHOWN HEREON.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS THIS 18th DAY OF April, 2008.

KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE, OWNER
KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX, OWNER
KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN, OWNER

BY: Joseph H. Ryan President
IT'S

HOLLINS HOSPITALITY, LLC, OWNER
BY: J. Granger MacFarlane Member
IT'S

TRUSTEES BENEFICIARY
BY: Steve Lyon N/A BY: Frank Sowers Senior VP.
STEVE LYON FRANK SOWERS FIRST NATIONAL BANK IT'S

STATE OF Minnesota
County of Hennepin

I, Wolfgang Lobenstein, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Joseph H. Ryan, FOR KTJ LIMITED PARTNERSHIP ONE HUNDRED FIFTY-ONE, KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SIX AND KTJ LIMITED PARTNERSHIP ONE HUNDRED SEVENTY-SEVEN, OWNERS, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED April 23, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 23, 2008.
MY COMMISSION EXPIRES 1-31-2010 REGISTRATION # 231040

Wolfgang Lobenstein
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Vetta W. Bayse, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT J. Granger MacFarlane, MEMBER, FOR HOLLINS HOSPITALITY, LLC, OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-18, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON April 22, 2008.
MY COMMISSION EXPIRES January 31, 2009 REGISTRATION # 357040

Vetta W. Bayse
NOTARY PUBLIC

STATE OF VIRGINIA
City of Salem

I, Deborah E. Galloway, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Stephen C. Wren Sr VP, FOR FIRST NATIONAL BANK, ITS SUCCESSORS AND/OR ASSIGNS, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-18-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 18, 2008.
MY COMMISSION EXPIRES 8/31/09 REGISTRATION # 248323

Deborah E. Galloway
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Thea I. McKinney, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT George F. Morris IV, FOR BANK OF BOTETOURT, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-21-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 4-21-08, 2008.
MY COMMISSION EXPIRES 1-31-12 REGISTRATION # 295476

Thea I. McKinney
NOTARY PUBLIC

TRUSTEES (EITHER MAY ACT)

BY: Dewey B. Morris Wilson R. Trice BY: BNC National Bank IT'S
DEWEY B. MORRIS WILSON R. TRICE BNC NATIONAL BANK IT'S

TRUSTEES (EITHER MAY ACT)

BY: David B. Spigle H. Watts Steger, III BY: Bank of Botetourt IT'S
DAVID B. SPIGLE H. WATTS STEGER, III BANK OF BOTETOURT IT'S

STATE OF MINNESOTA
County of Hennepin

I, Diane L. Andrajack, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Robert K. Whittemore, FOR BNC NATIONAL BANK, BENEFICIARY, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 5-20-2008, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON May 20, 2008.
MY COMMISSION EXPIRES 1-31-2010 REGISTRATION # 223583

Diane L. Andrajack
NOTARY PUBLIC

STATE OF VIRGINIA
City of Richmond

I, Wilson R. Trice, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Wilson R. Trice, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED May 27, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON May 27, 2008.
MY COMMISSION EXPIRES 8/31/2010 REGISTRATION # 223583

Carole S. Gunneth
NOTARY PUBLIC

STATE OF VIRGINIA
City of Salem

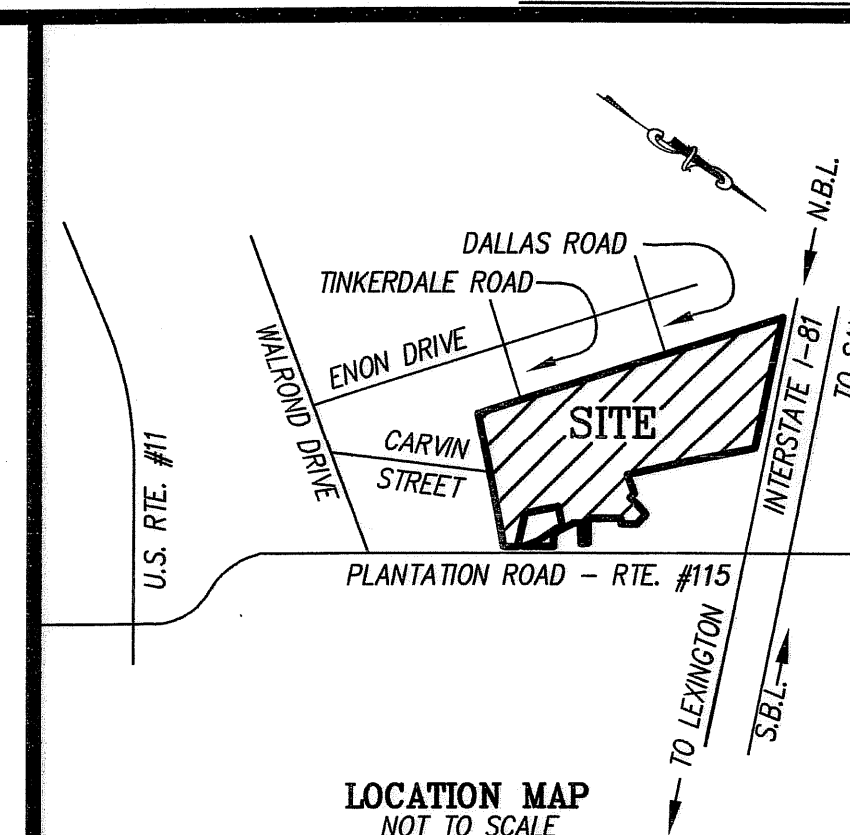
I, Deborah E. Galloway, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT Steve Lyon and Frank Sowers, TRUSTEES, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING DATED April 18, 2008, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON April 18, 2008.
MY COMMISSION EXPIRES 8/31/09 REGISTRATION # 248323

Deborah E. Galloway
NOTARY PUBLIC

STATE OF VIRGINIA
County of Roanoke

I, Thea I. McKinney, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT H. Watts Steger III, TRUSTEE, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED 4-21-08, 2008, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON 4-21-08, 2008.
MY COMMISSION EXPIRES 1-31-12 REGISTRATION # 295476

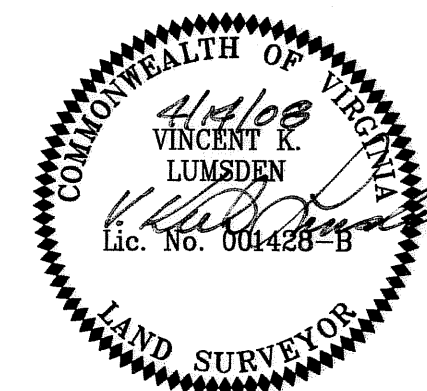
Thea I. McKinney
NOTARY PUBLIC



APPROVED: Denise Swind 5/28/08
AGENT, ROANOKE COUNTY PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT, THERETO ANNEXED, IS ADMITTED TO RECORD ON May 30, 2008, AT 10:57 O'CLOCK AM.

TESTEE: STEVEN A. MCGRAW, CLERK
DEPUTY CLERK



PLAT SHOWING THE SUBDIVISION & COMBINATION OF ORIGINAL PARCELS "A", "B", "C" & "D" INSTRUMENT #200715889

CREATING
GANDER MOUNTAIN PLAZA
PROPERTY OF

KTJ LIMITED PARTNERSHIP
ONE HUNDRED FIFTY-ONE,
KTJ LIMITED PARTNERSHIP
ONE HUNDRED SEVENTY-SIX
& KTJ LIMITED PARTNERSHIP
ONE HUNDRED SEVENTY-SEVEN

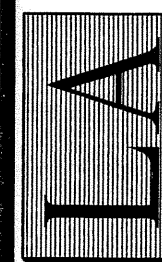
AND SHOWING THE SUBDIVISION & COMBINATION OF ORIGINAL TRACTS "A" & "IIA" P.B. 29, PG. 189

AND A PORTION OF ORIGINAL PARCEL "B" INSTRUMENT #200715889

CREATING
TRACT "IIA-1" (4.193 AC.)

PROPERTY OF
HOLLINS HOSPITALITY, LLC
AND THE
DEDICATION OF (2.593 AC.)
FOR GANDER WAY
SITUATED ALONG PLANTATION ROAD &
INTERSTATE I-81
HOLLINS MAGISTERIAL DISTRICT
ROANOKE COUNTY, VIRGINIA

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: April 14, 2008
COMM. NO.: 08-087
SCALE: NONE
SHEET 1 OF 5

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