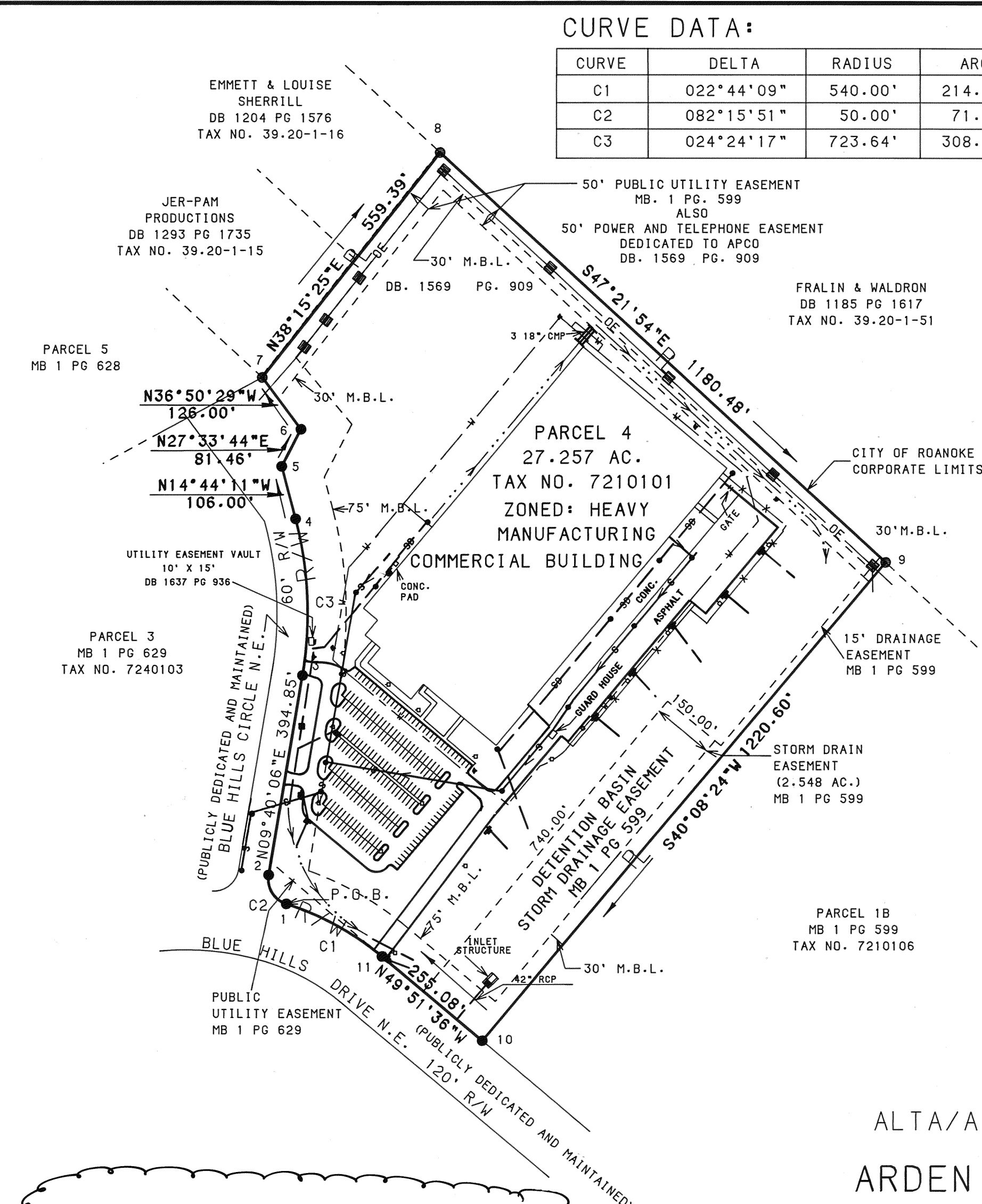


DESCRIPTION

PARCEL NO. 4 OF THE ROANOKE CENTRE FOR INDUSTRY AND TECHNOLOGY BEING SITUATED IN THE ROANOKE CENTRE FOR INDUSTRY AND TECHNOLOGY IN THE CITY OF ROANOKE, VA. RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE, VA IN MAP BOOK 1 PAGE 959. BEING FURTHER DESCRIBED AS:

PARCEL 4 BEGINNING AT POINT NO. 1, SAID POINT BEING AN IRON PIN FOUND AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BLUE HILLS DRIVE N.E. AND THE NORTHERLY RIGHT OF WAY LINE OF BLUE HILLS DRIVE N.E., AND BEING THE POINT OF CURVATURE OF A 50.00' RADIUS CURVE TO THE RIGHT. THENCE, WITH SAID RIGHT OF WAY AND ALONG SAID CURVE WITH A CENTRAL ANGLE OF 082°15'51", A TANGENT OF 43.67', AN ARC OF 71.79', AND A CHORD OF N31°27'50"W 65.78' TO POINT NO. 2, AN IRON PIN FOUND. THENCE, WITH SAID RIGHT OF WAY N09°40'06"E 394.85' TO POINT NO. 3, AN IRON PIN FOUND, AND BEING THE POINT OF CURVATURE OF A 723.64' RADIUS CURVE TO THE LEFT. THENCE, WITH SAID RIGHT OF WAY AND ALONG SAID CURVE WITH A CENTRAL ANGLE OF 024°24'17", A TANGENT OF 156.49', AN ARC OF 308.23', AND A CHORD OF N02°32'03"W 305.90', TO POINT NO. 4, AN IRON PIN FOUND. THENCE, WITH SAID RIGHT OF WAY N14°44'11"W 106.00' TO POINT NO. 5, AN IRON PIN FOUND. THENCE, WITH SAID RIGHT OF WAY N27°33'44"E 81.46' TO POINT NO. 6, AN IRON PIN FOUND. THENCE, WITH SAID RIGHT OF WAY N36°50'29"W 126.00' TO POINT NO. 7, AN IRON PIN FOUND. THENCE, LEAVING SAID RIGHT OF WAY N38°15'25"E 559.39' TO POINT NO. 8, AN IRON PIN FOUND. THENCE, S47°21'54"E 1180.48' TO POINT NO. 9, AN IRON PIN FOUND. THENCE, S40°08'24"W 1220.60' TO POINT NO. 10, AN IRON PIN FOUND ON THE NORTHERLY RIGHT OF WAY OF BLUE HILLS DRIVE N.E.. THENCE, WITH SAID RIGHT OF WAY N49°51'36"W 255.08' TO POINT NO. 11, AN IRON PIN FOUND, AND BEING THE POINT OF CURVATURE OF A 540.00' RADIUS CURVE TO THE LEFT. THENCE, ALONG SAID CURVE WITH A CENTRAL ANGLE OF 022°44'09", A TANGENT OF 108.57', AN ARC OF 214.28', AND A CHORD OF N61°13'41"W 212.88', TO POINT NO. 1, BEING THE POINT OF BEGINNING OF THIS DESCRIPTION AND CONTAINING 27.257 ACRES MORE OR LESS.

I hereby certify to Allstate Life Insurance Company and Lawyers Title Insurance Corporation that (a) this survey was prepared by me or under my supervision, (b) the legal description of the property as set forth herein, and the location of all improvements, encroachments, fences, easements, roadways, rights of way and setback lines which are either visible or of record in The City of Roanoke, or shown in Lawyers Title Insurance Corporation commitment #MT90-0392-2, are accurately reflected hereon, (c) this survey accurately depicts the state of facts as they appear on the ground, (d) except as shown hereon, there are no improvements, encroachments, fences, or roadways on any portion of the property reflected hereon, (e) the property shown hereon has access to a publicly dedicated roadway, (f) the property described hereon does not lie in a 100 year flood plain identified by the Secretary of Housing and Urban Development or any other governmental authority under the National Flood Insurance Act of 1968 (24 CFR 1909.1), as amended (such determination having been made from a personal review of flood map number 510130-0010-B, which is the latest flood map for the property, (g) the title lines and lines of actual possession are the same, (h) all utility services required for the operation of the property either enter the property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land, (i) this survey shows the location and direction of all storm drainage systems for the collection and disposal of all surface drainage, (j) the property surveyed contains 27.257 acres and 226 parking spaces, (k) any discharge into streams, rivers, or other conveyance systems is shown on the survey. This survey has been made in accordance with "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" jointly established and adopted by American Land Title Association ("ALTA") and American Congress on Surveying and Mapping ("ACSM") in 1988, as amended and meets the accuracy requirements of a Class A Survey, as defined therein and includes items 1, 2, 3, 4, 5, 7, 9-13, and 15 of Table 3 thereof. DATED: JUNE 12, 1991 REVISED: JULY 18, 1991



CURVE DATA:

| CURVE | DELTA | RADIUS | ARC | TAN | CHORD |
|-------|------------|---------|---------|---------|---------------------|
| C1 | 022°44'09" | 540.00' | 214.28' | 108.57' | N61°13'41"W 212.88' |
| C2 | 082°15'51" | 50.00' | 71.79' | 43.67' | N31°27'50"W 65.78' |
| C3 | 024°24'17" | 723.64' | 308.23' | 156.49' | N02°32'03"W 305.90' |

COORDINATE TABLE

| | NORTH | EAST |
|----|-------------|--------------|
| 1 | 359075.0139 | 1593403.5194 |
| 2 | 359131.1221 | 1593369.1851 |
| 3 | 359520.3649 | 1593435.4982 |
| 4 | 359825.9698 | 1593421.9732 |
| 5 | 359928.4830 | 1593395.0096 |
| 6 | 360000.7003 | 1593432.7034 |
| 7 | 360101.5379 | 1593357.1536 |
| 8 | 360540.7929 | 1593703.5220 |
| 9 | 359741.2238 | 1594571.9813 |
| 10 | 358808.1128 | 1593785.1147 |
| 11 | 358972.5504 | 1593590.1153 |
| 1 | 359075.0139 | 1593403.5194 |

LEGEND

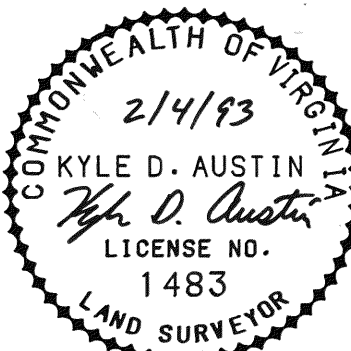
- PIN FOUND
- POWER POLE
- ELECTRIC LINE
- LIGHT POLE
- DRAIN INLET
- SANITARY SEWER
- WATER LINE
- DRAINAGE DITCH
- STORM DRAIN
- FIRE HYDRANT
- DROP INLET

FLOODNOTE:
CAPTION PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA SO DESIGNATED BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT.

NOTE: THIS MAYLAR IS NOT A COPY OF ORIGINAL PAPER COPY FILED IN CLERKS OFFICE OF THE CIRCUIT COURT.

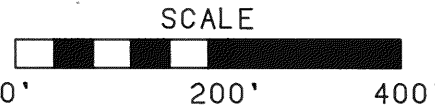
I HEREBY CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1968 AND MEETS THE ACCURACY OF A CLASS A SURVEY AS DEFINED THEREIN. 6/12/91 REVISED: JULY 18, 1991

Kyle D. Austin
REGISTERED NUMBER: 1483



ALTA/ACSM LAND TITLE SURVEY
FOR
ARDEN ASSOCIATES, L.P.
RECORDED IN DEED BOOK 1631, PAGE 410
SECTION 2 PARCEL 4
OF
ROANOKE CENTRE FOR INDUSTRY
AND TECHNOLOGY
MAP BOOK 1, PAGE 959
CITY OF ROANOKE, VIRGINIA

SCALE: 1"=200' DATE: JUNE 12, 1991
REVISED: JULY 18, 1991



Mattern & Craig
CONSULTING ENGINEERS - SURVEYORS
701 FIRST STREET SW
ROANOKE, VIRGINIA 24016