

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT RICHARD ROBERTS HOTEL ASSOCIATES LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 4.642 ACRES BOUNDED BY OUTSIDE 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 TO 2 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY AMERICAN VALLEY INNS, INC., A VIRGINIA CORPORATION BY DEED DATED DECEMBER 3, 1986 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1549, PAGE 1390 AND BEING SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST DATED DECEMBER 2, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1549, PAGE 1393 TO MICHAEL K. SMELTZER, TRUSTEE SECURING A NOTE TO HOME SAVINGS ASSOCIATION OF KANSAS CITY, F.A., BENEFICIARY, ASSIGNED TO RESOLUTION TRUST CORPORATION BY DEED DATED JUNE 28, 1993 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1686, PAGE 1377.

THAT RICHARD ROBERTS HOTEL ASSOCIATES LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 1.764 ACRE BOUNDED BY OUTSIDE CORNERS 1, 17, 18, 3, 2 TO 1 INCLUSIVE AND BEING ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY AMERICAN VALLEY INNS, INC., A VIRGINIA CORPORATION BY DEED DATED DECEMBER 2, 1986 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1556, PAGE 358.

THAT RICHARD ROBERTS HOTEL ASSOCIATES LIMITED PARTNERSHIP, A CONNECTICUT LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON CONTAINING 0.049 ACRE, BOUNDED BY OUTSIDE CORNERS 9A, 9B, 9C, 12, 11, 10 TO 9A INCLUSIVE AND BEING ALL OF THE PROPERTY QUITCLAIMED TO SAID OWNER BY THE CITY OF ROANOKE REDEVELOPMENT AND HOUSING AUTHORITY BY DEED DATED JUNE 5, 1989 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN DEED BOOK 1605, PAGE 1795.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED AND COMBINED THE LAND INTO TRACTS AS SHOWN HEREON ENTIRELY WITH ITS OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND VACATE THE OLD LOT LINES 9A-10-11-12 AS SHOWN HEREON AS REQUIRED BY SECTION 15.1-483.1 OF THE 1950 CODE OF VIRGINIA AS AMENDED TO DATE AND THE SUBDIVISION ORDINANCE OF THE CITY OF ROANOKE, VIRGINIA.

WITNESS THE SIGNATURES AND SEALS OF SAID OWNER, TRUSTEE, AND BENEFICIARY.

Michael K. Smeltzer, Trustee Jan. 9, 1995
RICHARD ROBERTS HOTEL INCOME ASSOCIATES LIMITED PARTNERSHIP, OWNER DATE
BY MICHAEL K. SMELTZER, EMERGENCY RECEIVER

DEED OF TRUST D.B. 1549, PG. 1390 D.B. 1686, PG. 1377	THE RESOLUTION TRUST CORPORATION CONSERVATOR FOR THE HOME FEDERAL SAVINGS ASSOCIATION OF KANSAS CITY, F.A.
<u>Michael K. Smeltzer, Trustee</u> 1/9/95	<u>Michael K. Smeltzer, Receiver</u> 1/9/95
TRUSTEE DATE	AUTHORIZED AGENT DATE

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Rhonda H. Graham, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL K. SMELTZER, EMERGENCY RECEIVER FOR RICHARD ROBERTS HOTEL INCOME ASSOCIATES LIMITED PARTNERSHIP, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 17th DAY OF January, 1995.

MY COMMISSION EXPIRES: March 31, 1995
Rhonda H. Graham
NOTARY PUBLIC

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 9:00 O'CLOCK A M. ON THIS 23 DAY OF Jan, 1995.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: Patty Humphrey
DEPUTY CLERK

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED.

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

I, Rhonda H. Graham, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT MICHAEL K. SMELTZER, TRUSTEE FOR THE RESOLUTION TRUST CORPORATION, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 17th DAY OF January, 1995.

MY COMMISSION EXPIRES: March 31, 1995
Rhonda H. Graham
NOTARY PUBLIC

STATE OF VIRGINIA
City OF Roanoke
TO WIT:

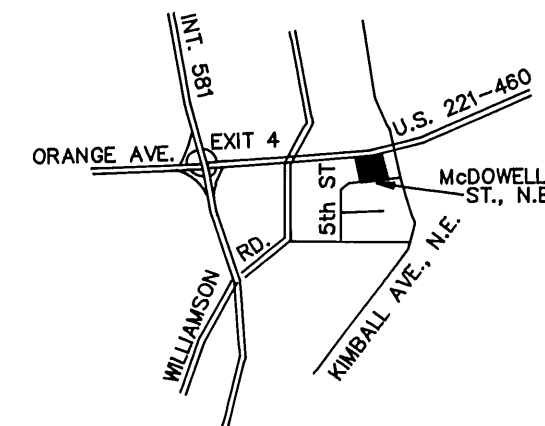
I, Rhonda H. Graham, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Michael K. Smeltzer, Receiver SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 17th DAY OF January, 1995.

MY COMMISSION EXPIRES: March 31, 1995
Rhonda H. Graham
NOTARY PUBLIC

COORDINATES

CORNER	NORTHING	EASTING
1	833.11	1499.53
16	810.71	1525.58
17	439.18	1579.10
18	408.98	1556.44
3	384.58	1385.30
4	377.69	1336.99
5	355.14	1038.16
6	489.10	1033.22
7	495.09	1033.16
8	579.82	1034.03
9	599.93	924.61
9A	611.32	924.44
9B	621.71	863.17
9C	657.05	748.42
12	668.55	751.96
13	718.57	752.31
14	725.08	801.10
15	800.10	800.04
2	826.71	1364.37
1	833.11	1499.53

THESE COORDINATES ARE BASED
ON AN ASSUMED DATUM.



LOCATION MAP

NOTES:

1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. TOTAL SQUARE FOOTAGE OF ALL BUILDINGS IS 84,254 SQ. FT.

ZONING

SUBJECT PROPERTY ZONED LIGHT MANUFACTURING (LM)
NO SETBACK LINES EXIST IN LM ZONING.

APPROVED: Charles M. Huffine 1/10/95
AGENT - CITY OF ROANOKE DATE
PLANNING COMMISSION
Charles M. Huffine 1-10-95
CITY ENGINEER - CITY OF ROANOKE DATE

BOUNDARY NOTES:

THIS PLAT SUBDIVIDES EXISTING TAX PARCEL NO. 302-5001X (4.642 AC.), 302-5012X (1.764 AC.) AND A PORTION OF ROCKVIEW AVENUE, N.E. (CLOSED) (0.049 AC.) AND CREATES HEREON TRACT "A" (4.691 AC.) AND TRACT "B" (1.764 AC.) AND IS TO CORRECT TWO TRACTS THAT WERE ILLEGALLY SUBDIVIDED BY DEED ONLY AND COMBINE A PORTION OF ROCKVIEW AVENUE, N.E. (CLOSED) WITH TAX PARCEL NO. 302-5001X.

PLAT OF SURVEY FOR

RICHARD ROBERTS HOTEL INCOME ASSOCIATES LIMITED PARTNERSHIP

SHOWING THE SUBDIVISION AND COMBINATION OF A 4.642 ACRE TRACT, A 1.764 ACRE TRACT AND A PORTION OF ROCKVIEW AVENUE, N.E. (0.049 AC.) VACATED BY ORD. NO. 16391 DATED APRIL 26, 1965

CREATING HEREON TRACT "A" (4.691 AC.) AND TRACT "B" (1.764 AC.)

SAID TRACTS HAVING BEEN SUBDIVIDED BY DEED ONLY, BEING A PORTION OF TRACT 2A, KIMBALL REDEVELOPMENT PROJECT SITUATE ON U.S. RT. 460 (ORANGE AVE., N.E.), KIMBALL AVE., N.E. AND McDOWELL AVE., N.E. ROANOKE, VIRGINIA

TAX # 302-5001X, 5012X SCALE: 1" = 50'
DRAWN: LRD/95 DATE: NOVEMBER 21, 1994
CALC: LRD W.O. 94-1330
N.B. JW-89

TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24163

SHEET 1 OF 2