

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT ZP NO. 34, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA AS INSTRUMENT NO. 980000634.

THE SAID OWNER CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.1-465 THRU 15.1-485 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF ARE HEREBY PLACED THE FOLLOWING SIGNATURE.

Jeffrey L. Zimmer 3-30-98
JEFFREY L. ZIMMER, MANAGING MEMBER DATE

STATE OF North Carolina

County of New Hanover

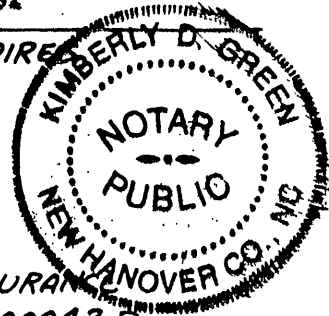
TO WIT:

I, Kimberly D. Green, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT Jeffrey L. Zimmer HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 30th DAY OF March, 1998.

Kimberly D. Green
NOTARY PUBLIC

My Commission Expires June 24, 2004

COMMISSION EXPIRES



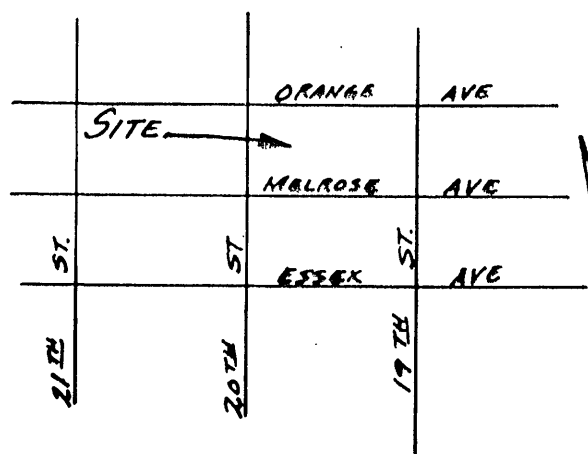
NOTES: THE SUBJECT PROPERTY IS ZONED C-2

THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. PANEL No. 5101300042 D DATED OCTOBER 15, 1993

SEE "TOPOGRAPHICAL & BOUNDARY SURVEY FOR Z-1 COMMERCIAL PROPERTIES, L.L.C." BY JACK G. BESS, L.S., DATED APRIL 29, 1997

LEGAL REFERENCE:

PB.1, PG.85 (ROANOKE COUNTY)
TAX No. 2322001
INST. No. 980000634



VICINITY MAP
NO SCALE

APPROVED Charles M. Huffine 4-2-98
CITY ENGINEER, CITY OF ROANOKE VA. DATE

John James Russell 4/2/98
AGENT, CITY OF ROANOKE PLANNING COMMISSION, DATE

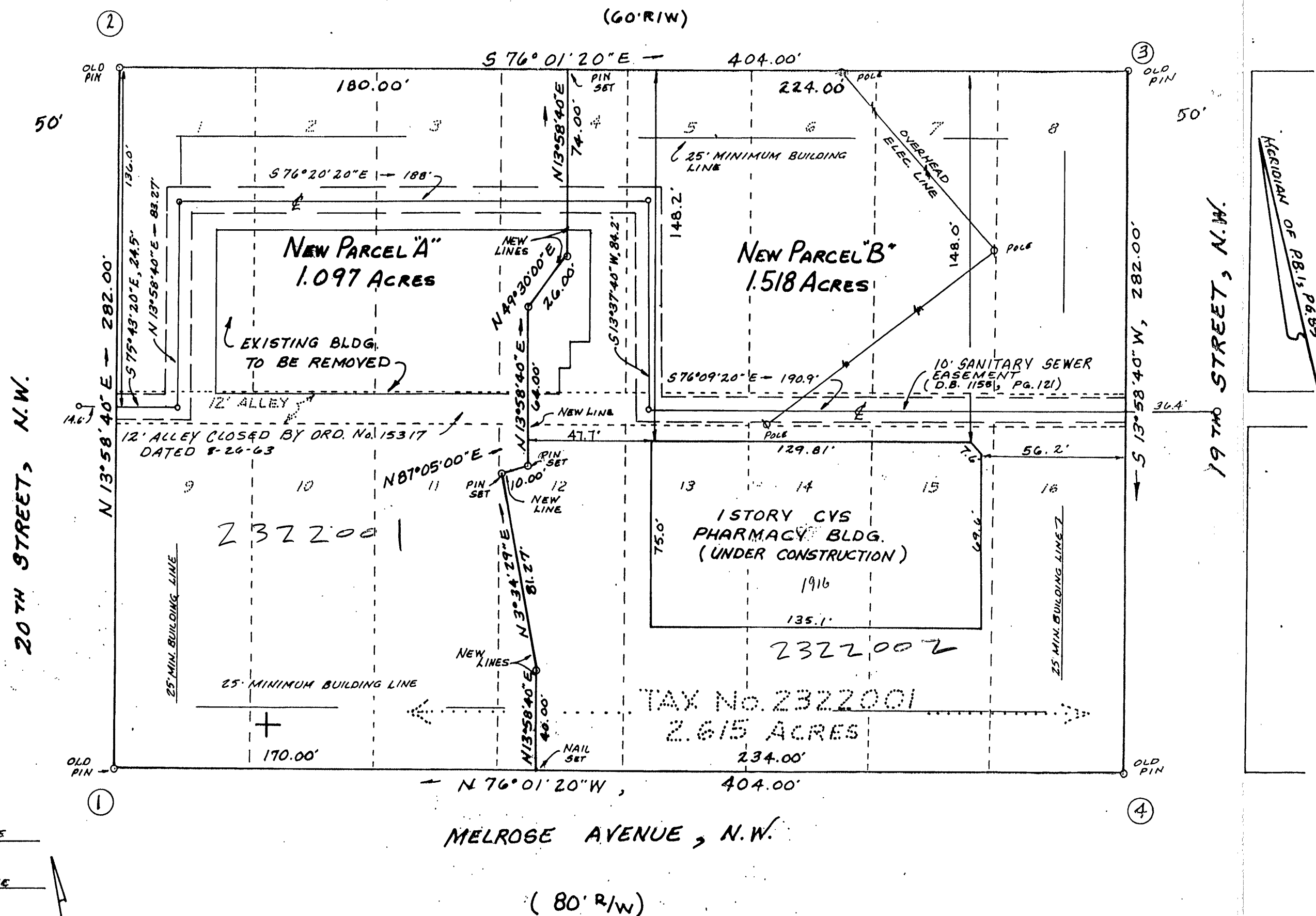
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE CITY, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 3:00 O'CLOCK P.M., ON THIS 14th DAY OF April, 1998.

TESTE: ARTHUR B. CRUSH, JR., CLERK

BY: Kate Ches
DEPUTY CLERK

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

ORANGE AVENUE, N.W.



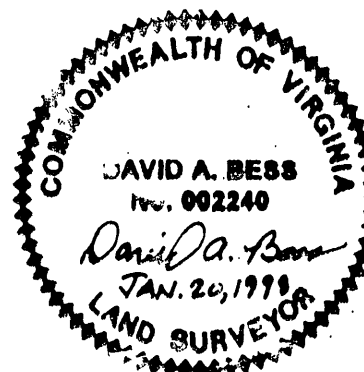
BOUNDARY COORDINATES

POINT	NORTH	EAST
1	5000.0000	5000.0000
2	5273.6498	5068.1158
3	5176.0654	5460.1532
4	4902.4156	5392.0374
1	5000.0000	5000.0000

(ORIGIN ASSUMED)

THIS MAP IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

David A. Bess
DAVID A. BESS, VA. L.S. No. 002240



PLAT OF SUBDIVISION MADE FOR

ZP NO. 34, L.L.C., A VIRGINIA LIMITED LIABILITY COMPANY

SHOWING THE DIVISION OF LOTS 1 THRU 16 AND VACATED ALLEY, BLOCK 71, MELROSE LAND COMPANY (BEING A 2.615 ACRE TRACT) CREATING HEREON NEW PARCEL "A" (1.097 ACRES) AND NEW PARCEL "B" (1.518 ACRES)

ROANOKE, VIRGINIA

SCALE 1" = 40'

JANUARY 20, 1998

BY: JACK G. BESS
CERTIFIED LAND SURVEYOR
5422 STARKEY ROAD, S.W.
ROANOKE, VA. 24014

N.B. 93