

THIS IS AN ORIGINAL SIZE PLAT AND HAS NOT BEEN REDUCED

PROPERTY OF
INN AT ROANOKE, LLC
TAX NO. 2490112
D.B. 1780, PG. 2057

Description of Lot 7A-13, HMH Properties, Inc.
Subdivision (M.B. 1, Pg. 1284)
Situate on Valley View Boulevard North, N.W.

URBAN CLASS
ALTA/ACSM LAND TITLE SURVEY FOR
INN AT VALLEY VIEW, LLC

OF LOT 7A-13, HMH PROPERTIES, INC. SUBDIVISION,
M.B. 1, PG. 1284

ROANOKE, VIRGINIA

T. P. PARKER & SON
ENGINEERS - SURVEYORS - PLANNERS

TAX NO.: 2490119
DRAWN: DAP
CALC.: DAP
N.B.: F-12
SCALE: 1" = 30'
JULY 27, 1998
W.O.: 98-0661

SYMBOLS

- SS SANITARY SEWER LINE
- W WATERLINE
- SD STORM DRAIN
- G GAS LINE
- OHW OVERHEAD WIRES
- UE UT UNDERGROUND ELEC OR TEL LINE
- WV WATER VALVE
- F.H. FIRE HYDRANT
- M MANHOLE
- C.O. CLEANOUT
- DI DROP INLET (CURB OR GRATE)
- UP UTILITY POLE, GUY & ANCHOR
- YL YARD LIGHT
- LP LIGHT POLE
- F FENCE
- HS HANDICAPPED SPACE

BEGINNING at an old pin found on the west side of Valley View Boulevard North, N.W., said point being 1685.62 feet north of the intersection of Valley View Boulevard North, N.W. and Valley View Boulevard West, N.W. designated corner no. 1 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for Inn at Valley View, Inc." by T. P. Parker & Son dated July 27, 1998; Thence leaving Valley View Boulevard North, N.W. and along the northerly property line of Prime Hospitality Corp. (D.B. 1763, Pg. 1998), N 86°47'31" W, 528.50 feet to a concrete monument on the easterly right-of-way of Interstate 581 (Limited Access), said point being designated corner no. 2; Thence along the easterly right-of-way of Interstate 581, N 09°42'57" E, 241.02 feet to a point designated corner no. 3; Thence continuing with same with a curve to the right whose radius is 583.87 feet and whose length is 139.20 feet (chord = N 16°32'45" E, 138.88 feet to an old pin found designated corner no. 4; Thence leaving the easterly right-of-way of Interstate 581 and along the southerly property line of Inn at Roanoke, LLC (D.B. 1780, Pg. 2057), S 81°47'20" E, 160.28 feet to an old pin found designated corner no. 5; Thence along the westerly property line of Plantation & Kanter (D.B. 1707, Pg. 1508), S 02°30'00" W, 285.89 feet to a pin set designated corner no. 6; Thence continuing with same, S 42°08'47" E, 35.22 feet to a pin set designated corner no. 7; Thence along the southerly property line of Plantation & Kanter, S 86°47'31" E, 254.96 feet to a pin set designated corner no. 8; Thence continuing with same with a curve to the left whose radius is 25.00 feet and whose length is 39.58 feet (chord = N 47°51'13" E, 35.57 feet) to an old pin found on the westerly right-of-way of Valley View Boulevard North, N.W. designated corner no. 9; Thence along the westerly right-of-way of Valley View Boulevard North, N.W., S 02°30'00" W, 75.31 feet to the POINT-OF-BEGINNING being Lot 7A-13, HMH Properties, Inc. Subdivision containing 2.0359 Ac. and being as shown on the aforesaid plat by T. P. Parker & Son.

CERTIFICATION

The undersigned hereby certifies, as of July 27, 1998, to First Union National Bank and its successors and assigns and Stewart Title Guaranty Company that he is a duly registered land surveyor of the State of Virginia; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveys and with minimum detail requirements for land title surveys as adopted by The American Land Title Association and American Congress on Surveying and Mapping; that this survey correctly shows the location of all buildings, structures and other improvements situated on the subject premises; and that, except as shown, there are no visible easements or rights-of-way across said premises or any other easements or rights-of-way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements, and no encroachments onto said premises by buildings, structures or other improvements situated on adjoining premises.

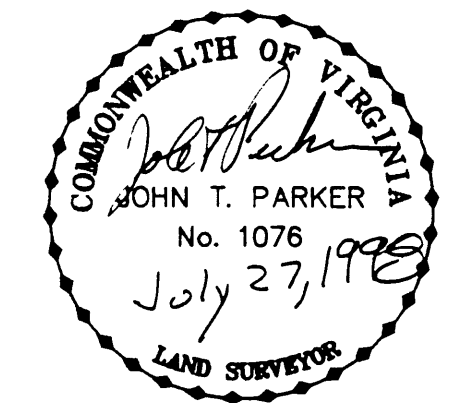
John T. Parker, L.S. July 27, 1998
John T. Parker, L.S. Date

EASEMENTS

- D.B. 1712, PG. 456 - 10' EASEMENT TO APPALACHIAN POWER CO. (AS SHOWN)
- D.B. 1647, PG. 199 - 10' EASEMENT TO APPALACHIAN POWER CO. (AS SHOWN)
- D.B. 1210, PG. 443 - 15' EASEMENT TO C&P TELEPHONE CO. (AS SHOWN)
- M.B. 1, PG. 1284 - 10' ELECTRIC EASEMENT, 10' PUBLIC UTILITY EASEMENT (AS SHOWN)

NOTES:

- THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
- 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.
- THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AVAILABLE RECORDS AND AS LOCATED BY THE UNDERGROUND LOCATOR SERVICE.
- SUBJECT PROPERTY IS ZONED C-2 (COMMERCIAL)

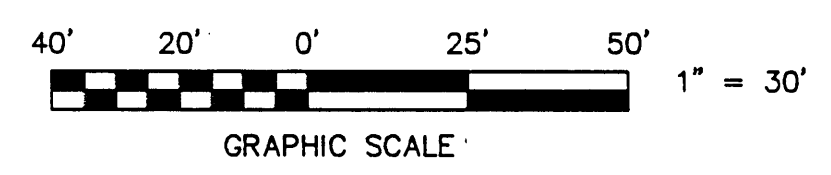


THIS PLAT IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTION CONTAINED IN D.B. 1715, PG. 1404

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA
THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 4:00 O'CLOCK P.M. ON THIS
26th DAY OF August 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK
BY: *Arthur B. Crush, III*
DEPUTY CLERK

PROPERTY OF
PRIME HOSPITALITY CORP.
TAX NO. 2490120
D.B. 1763, PG. 1998



closed by dap