

Description of a 12,029 square foot (0.276 acre) Parcel
Tax No. 101-1817
situate on Church Avenue, S.W. and 1 st. Street, S.W.
City of Roanoke, Virginia
Being Parcels 1, 2, 3 and 4 of title commitment.

BEGINNING at a Lead Plug set on the sidewalk at the northeast intersection of Church Avenue, S.W. and 1 st. Street, S.W., said point being designated Corner No. 1 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for International Mercantile Corporation by T. P. Parker & Son dated December 18, 1997; Thence with the easterly right-of-way line of 1 st. Street, S.W., N 01°14'46" E, 95.23 feet to the Building Corner designated Corner No. 2 on the southerly side of a 10 foot alley; Thence with the southerly side of said 10 foot alley, S 88°49'30" E, 126.30 feet to a Lead Plug set designated Corner No. 6; Thence leaving the 10 foot alley, S 01°10'30" W, 95.16 feet (95.23 feet, more or less as recorded in Deed Book 1141, Page 53) to a Lead Plug set designated as Corner No. 9; Thence with the northerly right-of-way line of Church Avenue, S.W. N 88°51'31" W, 126.42 feet to the POINT-OF-BEGINNING and containing 12,029 square feet.

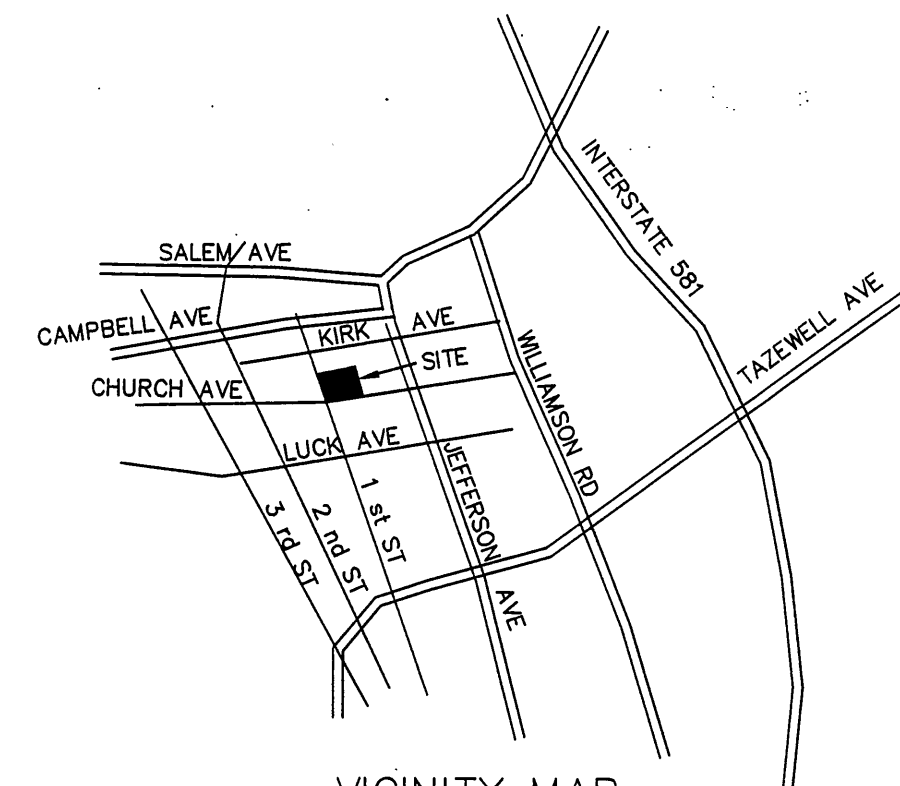
Description of a 2,379 square foot (0.055 acre) Parcel
Tax No. 101-1809
situate on Church Avenue, S.W.
City of Roanoke, Virginia
Being Parcel 5 of title commitment.

BEGINNING at a Lead Plug set on the sidewalk at the southwest corner of the property herein described, said point being S 88°51'31" E, 126.42 feet from the northeast intersection of Church Avenue, S.W. and 1 st. Street, S.W., said point being designated Corner No. 9 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for International Mercantile Corporation by T. P. Parker & Son dated December 18, 1997; Thence leaving said right-of-way line of Church Avenue, S.W. and with the easterly line of the property described in Deed Book 1141, Page 53, N 01°10'30" E, 95.16 feet (95.23 feet, more or less as recorded in Deed Book 1449, Page 1140) to a Lead Plug set designated as Corner No. 6 on the southerly side of a 10 foot alley; Thence with the southerly side of said 10 foot alley, S 88°49'30" E, 25.00 feet to a Lead Plug set designated Corner No. 7; Thence leaving the 10 foot alley, and with the property of N&W Properties, a Virginia Partnership S 01°10'30" W, 95.14 feet (95.23 feet, more or less as recorded in Deed Book 1449, Page 1140) to a building corner designated as Corner No. 8; Thence with the northerly right-of-way line of Church Avenue, S.W. N 88°51'31" W, 25.00 feet to the POINT-OF-BEGINNING and containing 2,379 square feet.

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

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY SOUTHERN TITLE INSURANCE COMPANY, COMMITMENT NUMBER ST98707713 EFFECTIVE DATE JULY 16, 1998 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.



VICINITY MAP
NO SCALE

BOUNDARY SURVEY FOR
HOLLY POINT PARTNERS, LLC
A VIRGINIA LIMITED LIABILITY COMPANY

AND

FIRST STREET PARTNERS, L.L.C.
A VIRGINIA LIMITED LIABILITY COMPANY

OF TAX # 101-1817 BEING PROPERTY DESCRIBED IN
D.B. 1140, PG. 16; D.B. 1139, PG. 527;
D.B. 1139, PG. 525 AND D.B. 1141, PG. 53
CONTAINING 12,029 SQUARE FEET

AND TAX # 101-1809 BEING PROPERTY DESCRIBED IN
D.B. 1449, PG. 1140
CONTAINING 2,379 SQUARE FEET

SITUATE ON CHURCH AVENUE, S.W. AND 1 st. STREET, S.W.
CITY OF ROANOKE, VIRGINIA

TAX # 101-1809
101-1817
CALC: LRD
DRAWN: LRD/197
REVISED AUGUST 26, 1998 TO SHOW ADDITIONAL OWNERS

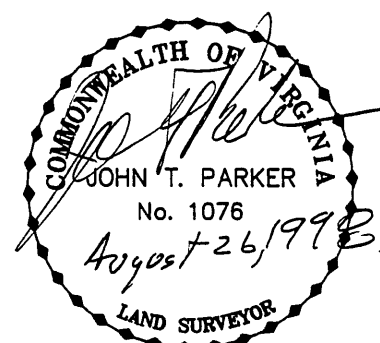
SCALE: 1" = 20'
DATE: AUGUST 13, 1998
N.B. JW-113
W.O. 98-1165



TPP&S T. P. PARKER & SON
ENGINEERS 816 Boulevard
SURVEYORS Post Office Box 39
PLANNERS Salem, Virginia 24153

SHEET 1 OF 2
M.B. 1, PG. 1859

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTIONS CONTAINED IN D.B. 1140, PG. 16; D.B. 1139, PG. 527; D.B. 1139, PG. 525; D.B. 1141, PG. 53 AND D.B. 1449, PG. 1140.



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 2:00 O'CLOCK P.M. ON THIS 31 DAY OF August, 1998.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: *Ruth S. Holladay*
DEPUTY CLERK