

CERTIFICATION

To: Chandler Concrete of Virginia, Inc., Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1997, and includes items 1,2,3,4,7a,8,9,10,11 and 13 of Table A thereof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey.

*John T. Parker, L.S.* Nov 3, 1998  
Date

NORFOLK SOUTHERN RAILWAY

NORFOLK SOUTHERN RAILWAY

PROPERTY OF  
**C.E. THURSTON**  
TAX NO. 1110714  
D.B. 1392, PG. 123

PROPERTY OF  
**C.E. THURSTON**  
TAX NO. 1110703  
D.B. 1381, PG. 696

**0.657 AC.**  
BOUNDED BY CORNERS  
28 THRU 31 TO 28  
PROPERTY OF  
LINDYMACK CORP.  
TAX NO. 1110701  
D.B. 1631, PG. 1214

**1.103 AC.**  
BOUNDED BY CORNERS  
20 THRU 27 TO 20  
PARCEL 4(c)

PROPERTY OF  
**SAMARITANS INN, INC.**  
TAX NO. 1111309  
D.B. 1617, PG. 888

**1.389 AC.**  
BOUNDED BY CORNERS  
32 THRU 36 TO 32  
PROPERTY OF  
LINDYMACK CORP.  
TAX NO. 1110601  
D.B. 1631, PG. 1214

**0.105 AC.**  
BOUNDED BY CORNERS  
9,10,14,15 TO 9  
CHISELED "X"

**0.315 AC.**  
BOUNDED BY CORNERS  
10,11,12,13 TO 10  
CHISELED "X"

**0.234 AC.**  
BOUNDED BY CORNERS  
5,6,18,19 TO 5  
PROPERTY OF  
CONCRETE READY MIXED CORP.  
TAX NO. 1111201  
D.B. 1111, PG. 73

Description of a 0.409 Ac. Parcel  
Situate on Norfolk Avenue, S.W., 6TH Street, S.W. & Salem Avenue, S.W.  
Roanoke, Virginia

Description of a 1.103 Ac. Parcel  
Situate on Norfolk Avenue, S.W., 6TH Street, S.W. & Salem Avenue, S.W.  
Roanoke, Virginia

BEGINNING at the southeast intersection of Norfolk Avenue, S.W. and 6TH Street, S.W., said point being designated corner no. 20; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 78°14'13" E, 90.00 feet to a point designated corner no. 21; Thence continuing with same, S 78°30'13" E, 148.77 feet to a point designated corner no. 22; Thence continuing with same, S 75°30'00" E, 16.78 feet to a point designated corner no. 23; Thence leaving the southerly right-of-way of Norfolk Avenue, S.W. and with the westerly boundary line of the property of Elias Emergi (D.B. 1605, PG. 1803), S 05°33'52" W, 232.02 feet to a point on the northerly right-of-way of Salem Avenue, S.W. designated corner no. 24; Thence with the northerly right-of-way of Salem Avenue, S.W., N 82°28'22" W, 155.82 feet to a point designated corner no. 25; Thence leaving the northerly right-of-way of Salem Avenue, S.W. and with the easterly boundary line of the property of Samaritans Inn, Inc. (D.B. 1617, PG. 888), N 05°04'48" E, 144.45 feet to a point designated corner no. 26; Thence with the northerly boundary line of said Samaritans Inn, Inc. property, N 78°21'37" W, 90.35 feet to a point on the easterly right-of-way of 6TH Street, S.W. designated corner no. 27; Thence with the easterly right-of-way of 6TH Street, S.W., N 05°17'08" E, 104.88 feet to the POINT OF BEGINNING and containing 1.103 Ac.

Description of a 0.657 Ac. Parcel  
Situate on Norfolk Avenue, S.W. & 6TH Street, S.W.  
Roanoke, Virginia

BEGINNING at the northeast intersection of Norfolk Avenue, S.W. and 6TH Street, S.W., said point being designated corner no. 28; Thence with the southerly right-of-way of 6TH Street, S.W., N 05°50'10" E, 138.75 feet to a point on the southerly right-of-way of the Norfolk Southern Railway designated corner no. 29; Thence leaving the easterly right-of-way of 6TH Street, S.W. and with the southerly right-of-way of the Norfolk Southern Railway, S 69°39'50" E, 243.47 feet to a point designated corner no. 30; Thence leaving the southerly right-of-way of the Norfolk Southern Railway and with the westerly boundary line of the property of Universal Steel, Inc. (D.B. 1351, PG. 698), S 15°41'10" W, 114.04 feet to a point on the northerly right-of-way of Norfolk Avenue, S.W. designated corner no. 31; Thence with the northerly right-of-way of Norfolk Avenue, S.W., N 74°33'50" W, 219.27 feet to the POINT OF BEGINNING and containing 0.657 Ac.

Description of a 1.389 Ac. Parcel  
Situate on 6TH Street, S.W. & Norfolk Avenue, S.W.  
Roanoke, Virginia

BEGINNING at the northwest intersection of 6TH Street, S.W. and Norfolk Avenue, S.W., said point being designated corner no. 32; Thence with the northerly right-of-way of Norfolk Avenue, S.W., N 78°52'20" W, 70.70 feet to a point designated corner no. 33; Thence continuing with same, N 78°32'14" W, 425.00 feet to a point designated corner no. 34; Thence leaving the northerly right-of-way of Norfolk Avenue, S.W. and with the easterly boundary line of the property of Universal Steel, Inc. (D.B. 1351, PG. 698), N 11°27'48" E, 159.74 feet to a point on the southerly right-of-way of the Norfolk Southern Railway designated corner no. 35; Thence with the southerly right-of-way of the Norfolk Southern Railway, S 69°39'50" E, 502.09 feet to a point on the westerly right-of-way of 6TH Street, S.W. designated corner no. 36; Thence with the westerly right-of-way of 6TH Street, S.W., S 05°11'44" W, 82.63 feet to the POINT OF BEGINNING and containing 1.389 Ac.

BEGINNING at the southwest intersection of Norfolk Avenue, S.W. and 6TH Street, S.W., said point being designated corner no. 11; Thence with the westerly right-of-way of 6TH Street, S.W., S 05°28'04" W, 88.70 feet to a point on the north side of an alley designated corner no. 12; Thence leaving the westerly right-of-way of 6TH Street, S.W. and with the northerly line of said alley, N 82°11'03" W, 153.13 feet to a point designated corner no. 13; Thence leaving said alley and with the easterly boundary line of the property of Concrete Ready Mixed Corp. (D.B. 1112, PG. 407), N 05°12'54" E, 83.50 feet to a point on the southerly right-of-way of Norfolk Avenue, S.W. designated corner no. 10; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 82°11'28" E, 153.52 feet to the POINT OF BEGINNING and containing 0.315 Ac.

BEGINNING at a point on the southerly right-of-way of Norfolk Avenue, S.W., said point being 101.00 feet east of the southeast intersection of Norfolk Avenue, S.W. and 7TH Street, S.W. and designated corner no. 6; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 78°35'54" E, 147.49 feet to a point designated corner no. 7; Thence continuing with same, S 05°07'38" W, 10.04 feet to a point designated corner no. 8; Thence continuing with same, S 82°11'28" E, 29.05 feet to a point designated corner no. 9; Thence leaving said right-of-way and with the westerly boundary line of the property of Concrete Ready Mixed Corp. (D.B. 1112, PG. 407), S 05°12'54" W, 82.57 feet to a point on the northerly line of an alley designated corner no. 15; Thence with the northerly line of said alley, N 81°13'33" W, 28.95 feet to a point designated corner no. 16; Thence continuing with same, S 55°09'26" W, 13.05 feet to a point designated corner no. 17; Thence continuing with same, N 78°35'54" W, 148.84 feet to a point designated corner no. 18; Thence leaving said alley and with the easterly boundary line of the property of Concrete Ready Mixed Corp. (D.B. 1111, PG. 73), N 11°27'48" E, 101.00 feet to the POINT OF BEGINNING and containing 0.409 Ac.

Description of a 0.105 Ac. Parcel  
Situate on Norfolk Avenue, S.W.  
Roanoke, Virginia

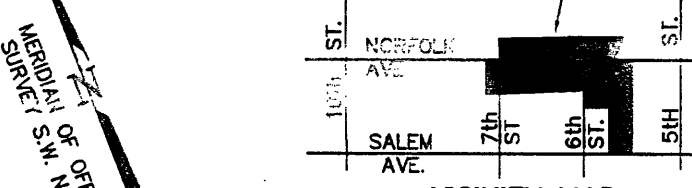
BEGINNING at a point on the southerly right-of-way of Norfolk Avenue, S.W., said point being 153.52 feet west of the southwest intersection of Norfolk Avenue, S.W. and 6TH Street, S.W. and designated corner no. 10; Thence with the southerly boundary line of the property of Lindymack Corp. (D.B. 1631, PG. 1214), S 05°12'54" W, 83.50 feet to a point on the northerly side of an alley designated corner no. 14; Thence with the northerly side of said alley, N 81°13'33" W, 55.05 feet to a point designated corner no. 15; Thence leaving said alley and with the easterly boundary line of the property of Lindymack Corp. (D.B. 1631, PG. 1214), N 05°12'54" E, 82.57 feet to a point on the southerly right-of-way of Norfolk Avenue, S.W. designated corner no. 9; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 82°11'28" E, 55.00 feet to the POINT OF BEGINNING and containing 0.105 Ac.

Description of a 0.315 Ac. Parcel  
Situate on Norfolk Avenue, S.W. & 6TH Street, S.W.  
Roanoke, Virginia

BEGINNING at the southwest intersection of Norfolk Avenue, S.W. and 6TH Street, S.W., said point being designated corner no. 11; Thence with the westerly right-of-way of 6TH Street, S.W., S 05°28'04" W, 88.70 feet to a point on the north side of an alley designated corner no. 12; Thence leaving the westerly right-of-way of 6TH Street, S.W. and with the northerly line of said alley, N 82°11'03" W, 153.13 feet to a point designated corner no. 13; Thence leaving said alley and with the easterly boundary line of the property of Concrete Ready Mixed Corp. (D.B. 1112, PG. 407), N 05°12'54" E, 83.50 feet to a point on the southerly right-of-way of Norfolk Avenue, S.W. designated corner no. 10; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 82°11'28" E, 153.52 feet to the POINT OF BEGINNING and containing 0.315 Ac.

SITE

VICINITY MAP



PROPERTY OF  
**UNIVERSAL STEEL, INC.**  
TAX NO. 1110908  
D.B. 1522, PG. 983

PROPERTY OF  
CONCRETE READY MIXED CORP.  
TAX NO. 1111109 & 1111110  
D.B. 1346, PG. 673  
D.B. 1322, PG. 212

**0.140 AC.**  
BOUNDED BY CORNERS  
1 THRU 4 TO 1  
CHISELED "X"

PROPERTY OF  
**ROANOKE INVESTMENT CO.**  
TAX NO. 1111107  
INST. #91023250

Description of a 0.140 Ac. Parcel  
Situate on Norfolk Avenue, S.W. & 7TH Street, S.W.  
Roanoke, Virginia

BEGINNING at a pin set on the southwest intersection of Norfolk Avenue, S.W. and 7TH Street, S.W., said point being designated corner no. 1; Thence with the westerly right-of-way of 7TH Street, S.W., S 11°19'18" W, 121.24 feet to a pin set on the northerly side of an alley designated corner no. 2; Thence with the northerly side of said alley, N 80°01'41" W, 49.88 feet to an old pin set designated corner no. 3; Thence with the easterly boundary line of the property of Roanoke Investment Co. (Instrument # 97023250), N 11°19'18" E, 122.40 feet to an old pin found on the southerly right-of-way of Norfolk Avenue, S.W. designated corner no. 4; Thence with said right-of-way, S 78°41'41" E, 50.00 feet to the POINT OF BEGINNING and containing 0.140 Ac.

Description of a 0.234 Ac. Parcel  
Situate on Norfolk Avenue, S.W. & 7TH Street, S.W.  
Roanoke, Virginia

BEGINNING at an old pin found on the southeast intersection of Norfolk Avenue, S.W. and 7TH Street, S.W., said point being designated corner no. 5; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 78°35'54" E, 101.00 feet to a point designated corner no. 6; Thence leaving Norfolk Avenue, S.W. and with the westerly boundary line of the property of Lindymack Corp. (D.B. 1631, PG. 1214), S 11°27'48" W, 101.00 feet to a point on the northerly line of an alley designated corner no. 18; Thence with the northerly line of said alley, N 81°13'33" W, 101.00 feet to a point on the easterly right-of-way of 7TH Street, S.W. designated corner no. 19; Thence with the easterly right-of-way of 7TH Street, S.W., N 11°27'48" E, passing an old pin on line at 0.39 feet, to a point on the southerly right-of-way of Norfolk Avenue, S.W. designated corner no. 10; Thence with the southerly right-of-way of Norfolk Avenue, S.W., S 78°35'54" E, 101.00 feet to the POINT OF BEGINNING and containing 0.234 Ac.

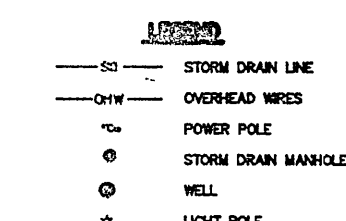
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA  
THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THEREON ATTACHED  
ADMITTED TO RECORD AT *10:00* O'CLOCK *P.M.* ON THIS *18* DAY OF *Nov*, 1998.

TESTE: *Arthur B. Grush, III*  
CLERK  
BY: *Paul Chis*  
DEPUTY CLERK

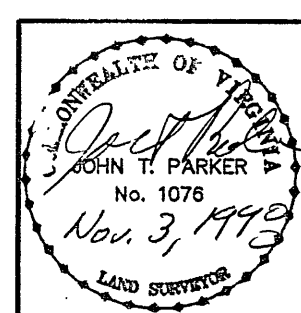
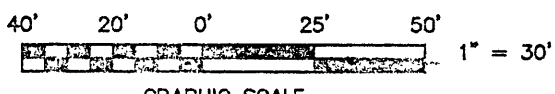
EASEMENTS

D.B. 1290, PG. 610 - EASEMENT TO APPALACHIAN POWER CO.  
(BLANKET EASEMENT - NO SPECIFIC LOCATION)

- NOTES:
- THIS PLAT IS BASED ON CERTIFICATE OF TITLE PREPARED BY JOHN L. HART, ATTORNEY DATED OCTOBER 29, 1998.
  - 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.



BEEN REDUCED  
NOT TO SCALE



URBAN CLASS  
ALTA/ACSM LAND TITLE SURVEY FOR  
**CHANDLER CONCRETE OF VIRGINIA, INC.**  
OF A 0.140 AC. PARCEL, A 0.234 AC. PARCEL, A 0.409 AC. PARCEL, A 1.389 AC. PARCEL, A 0.105 AC. PARCEL, A 0.315 AC. PARCEL, A 1.103 AC. PARCEL AND A 0.657 AC. PARCEL SITUATE ON NORFOLK AVENUE, S.W.  
ROANOKE, VIRGINIA  
NOVEMBER 3, 1998

**T. P. PARKER & SON**  
810 Boulevard  
Post Office Box 89  
Salem, Virginia 24153  
Telephone: 540-387-1153  
FAX: 540-389-5757