

mB 1, Pg 1973

PROPERTY DESCRIPTION

Beginning at an iron pin found on the Easterly Right-of-Way line of Valley View Boulevard, N.W. at the common corner to Lot 4B, the property of Logan's Roadhouse, Inc.
Thence; with the same S85°58'32"E 127.68 feet to an iron pin found,
N40°02'55"E 357.40 feet to an iron pin found at the common corner with lot 4B.

Thence; with four (4) new lines through the property S52°54'06"E 287.24 feet to an iron pin set, S37°04'27"W 138.78 feet to an iron pin set, S17°27'28"E 303.64 feet to an iron pin set, S39°39'27"W 347.55 feet to an iron pin set on the common property line with Round Hill School.

Thence; with the same, N50°22'05"W 552.55 feet to an iron pin found,
S40°02'55"W 111.59 feet to an iron pin found on the Easterly Right-of-Way line of Valley View Boulevard, N.W.

Thence; with the same, following a 540.00 foot radius curve to the left, having a central angle of 23°02'25", an arc of 217.15 feet, a tangent of 110.06', along a chord of N28°31'42"E 215.69 feet to an iron pin found, N68°44'58"E 59.65 feet to a iron pin set, N10°31'51"E 59.00 feet to an iron pin set, N47°28'51"W 59.82 feet to the Point of Beginning of this Description and containing 7.111 Acres more or less.

NOTE:
EASEMENT TO BELL ATLANTIC RECORDED IN INSTRUMENT #980012524
DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE

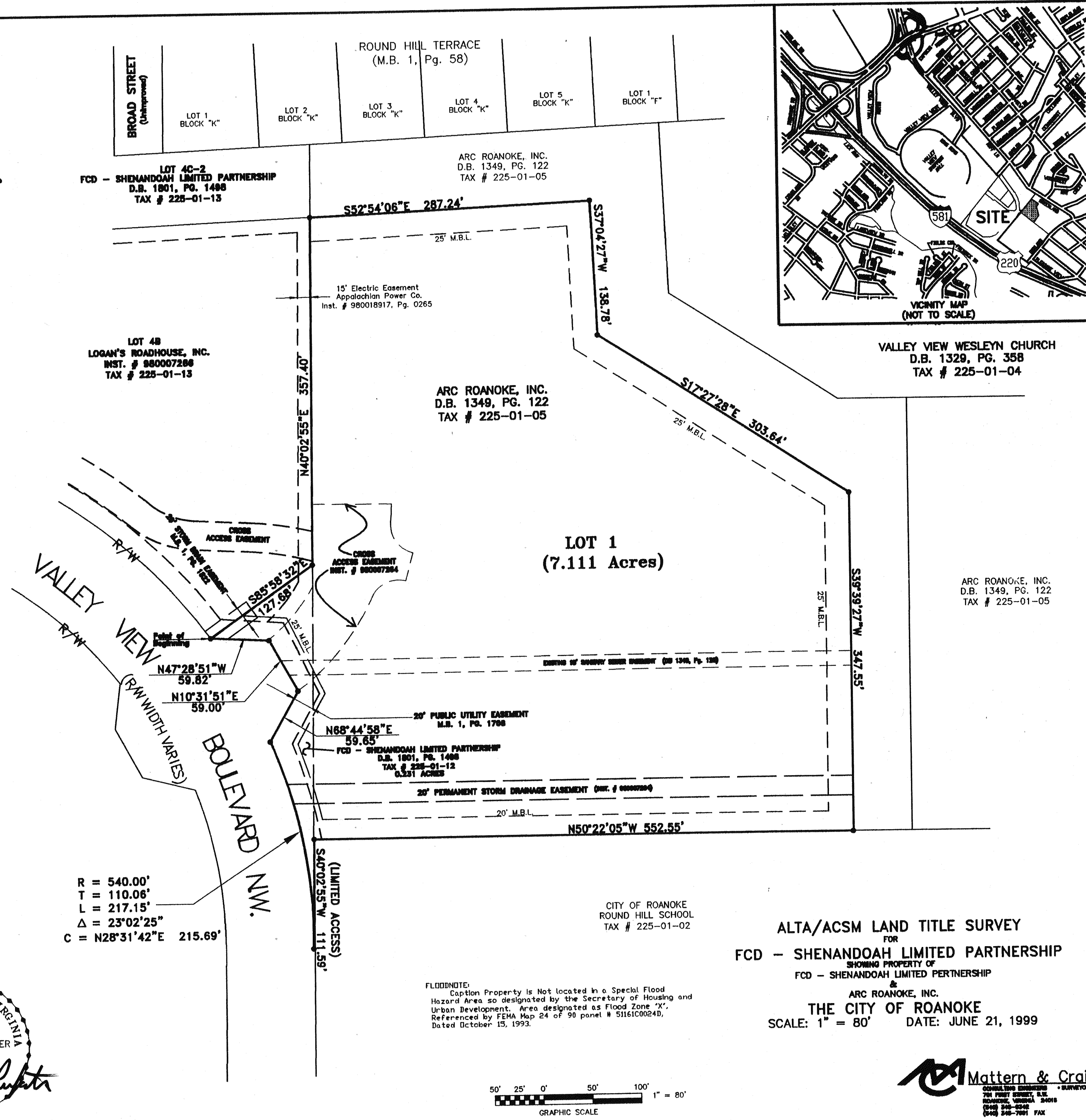
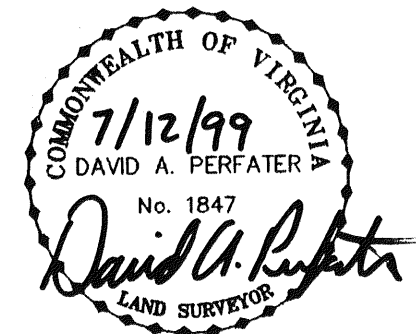
I CERTIFY TO LORIAN BANKING AND TRUST COMPANY OF SOUTH CAROLINA, FAMILY REALTY, INC., ROANOKE VALLEY VIEW STADIUM, LLC., AND FIRST AMERICAN TITLE INSURANCE COMPANY THAT:

1. I made a true and accurate survey of the premises done in accordance with the minimum Standard Requirements of the ALTA/ACSM Land Title Association and the information shop, including, without limitation, all courses, distances and the area is correct.
2. All courses and distances and other measurements were established by actual field measures and the boundaries and monuments indicated were actually located.
- 2a. All applicable set-back and side-yard lines have been reviewed and there are no violations of any applicable zoning or subdivision ordinances.
3. The title lines and the lines of actual possession are the same and the improvements erected on the property as shown do not encroach over property lines, lot lines, building lines, set-back lines, title lines, or over any easement or right-of-way, except as noted on the survey.
4. No portion of the premises is located within a special flood plain area as designated by the United States Department of the Interior as shown on flood insurance Rate Map # 51161C0024D, Effective Date October 15, 1993.
5. There are no easements, rights-of-way or encroachments affecting the property other than as shown hereon and all easements, rights-of-way, encroachments and other matters of record and/or appearing from a careful visual inspection are shown on the survey.
6. All utilities services required for the operation of the property and the improvements either enter the property through the adjoining public street or the survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land.
7. The boundary lines of the premises are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets or alleys as described in their respective legal descriptions contained in the recorded deeds.
8. The property has access to VALLEY VIEW BOULEVARD N.W., all being public streets or highway.

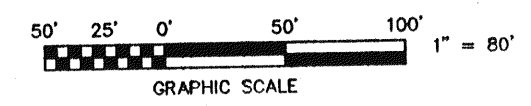
DATED: July 12, 1999

SURVEYOR'S SIGNATURE:

David A. Perfater
DAVID A. PERFATER, L.S.
Surveyor's License
Number 1847
State: Virginia



FLOODNOTE:
Caption Property is Not located in a Special Flood Hazard Area so designated by the Secretary of Housing and Urban Development. Area designated as Flood Zone 'X', Referenced by FEMA Map 24 of 90 panel # 51161C0024D, Dated October 15, 1993.



ALTA/ACSM LAND TITLE SURVEY
FOR
FCD - SHENANDOAH LIMITED PARTNERSHIP
SHOWING PROPERTY OF
FCD - SHENANDOAH LIMITED PARTNERSHIP
&
ARC ROANOKE, INC.
THE CITY OF ROANOKE
SCALE: 1" = 80' DATE: JUNE 21, 1999

Mattern & Craig
CONSULTING ENGINEERS
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