

KNOW ALL MEN BY THESE PRESENTS TO WIT:
 THAT RIA, LLC AND HOLLINS ROAD WAREHOUSING, LLC ARE THE FEE
 SIMPLE OWNERS OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BY
 OUTSIDE CORNERS 1 THROUGH 37 TO 1 INCLUSIVE WHICH COMPRISES A
 PORTION OF THE PROPERTY CONVEYED TO RIA, LLC BY DEED DATED APRIL
 23, 1998 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
 ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 980005687, PAGE 224 WHICH LAND
 IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO ELLIS L. GUTSHALL
 AND A. WAYNE LEWIS, TRUSTEES, SECURING VALLEY BANK, N.A., DATED APRIL 30,
 1998 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER
 980005688, PAGE 242, AND PART OF THE PROPERTY CONVEYED TO HOLLINS ROAD
 WAREHOUSING, LLC BY INSTRUMENT DATED MAY 7, 1999 AND RECORDED IN THE
 VALLEY BANK, N.A., DATED MAY 7, 1999 AND RECORDED IN THE AFORESAID
 CLERK'S OFFICE IN INSTRUMENT NUMBER 990007022, PAGE 209 WHICH LAND IS
 SUBJECT TO A LIEN OF A CERTAIN DEED OF TRUST TO ELLIS L. GUTSHALL AND
 A. WAYNE LEWIS, TRUSTEES, SECURING VALLEY BANK, N.A. DATED MAY 7, 1999
 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER
 990007023, PAGE 211 AND ALL OF THE LAND CONVEYED TO HOLLINS ROAD
 WAREHOUSING, LLC BY INSTRUMENT DATED MAY 17, 1999 AND RECORDED IN
 THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 990016502.

THE SAID OWNERS CERTIFY THAT THEY HAVE SUBDIVIDED THIS LAND AS
 SHOWN HEREON, ENTIRELY WITH THEIR OWN FREE WILL AND CONSENT AND
 PURSUANT TO AND IN COMPLIANCE WITH THE VIRGINIA CODE OF 1950, AS
 REQUIRED BY SECTIONS 15.2-2240 THROUGH 15.2-2779, AS AMENDED TO DATE
 AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE
 SUBDIVISION ORDINANCES.

IN WITNESS WHEREOF, ARE HEREBY PLACED THE FOLLOWING SIGNATURE AND
 SEAL ON THIS 21 DAY OF February 2000.

RIA, LLC [Signature], MEMBER

HOLLINS ROAD WAREHOUSING, LLC.

JOHN H. LIPSCOMB, MEMBER

DAVID A. McCRAE, MEMBER

VALLEY BANK, N.A.

BENEFICIARY

TRUSTEE

TRUSTEE

STATE OF Virginia

County of Roanoke

I, Paula J. Boothe, A NOTARY PUBLIC IN AND FOR THE AFORESAID
 County AND STATE DO HEREBY CERTIFY THAT Jim Phillips
 WITH RIA, LLC AND John H. Lipscomb AND David A. McCray
 MEMBERS WITH HOLLINS ROAD WAREHOUSING, LLC HAVE PERSONALLY APPEARED BEFORE
 ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME
 ON February 21, 2000.

MY COMMISSION EXPIRES December 31, 2001

Paula J. Boothe
 NOTARY PUBLIC

STATE OF Virginia

City of Roanoke

I, Beverly T. Plaster, A NOTARY PUBLIC IN AND FOR THE AFORESAID
 City AND STATE DO HEREBY CERTIFY THAT ELLIS L. GUTSHALL,
 PRESIDENT OF VALLEY BANK, N.A. AND TRUSTEE AND A. WAYNE LEWIS, TRUSTEE, HAVE
 PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND
 ACKNOWLEDGED THE SAME ON February 10, 2000.

MY COMMISSION EXPIRES July 31, 2003

Beverly T. Plaster
 NOTARY PUBLIC

NOTES:

- 1) AREA 49,963 S.F. BOUNDED BY CORNERS 23A, 23B, 23C, 23D, 23E, 23F, 24, 23A INCLUSIVE TO BE
 CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY RIA, LLC AND BE ADDED TO AND COMBINED
 WITH ORIGINAL TRACT C-2A CREATING NEW TRACT C-2A-1.
- 2) AREA 38,631 S.F. BOUNDED BY CORNERS 23, 23A, 23B, 23C, 23D, 23E, 13, 14, 15A, 15B, 21, 22, 23
 INCLUSIVE, PROPERTY OF RIA, LLC TO BE ADDED TO AND COMBINED WITH TRACT C-1A, ALSO PROPERTY
 OF RIA, LLC, CREATING NEW TRACT C-1A-1.
- 3) THIS PLAT IS BASED ON CURRENT FIELD SURVEY DATED JANUARY 11, 2000.
- 4) IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 5) THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE
 MAY EXIST EASEMENTS NOT SHOWN HEREON.
- 6) PROPERTY SHOWN HEREON ZONED HM.
- 7) A PORTION OF THE PROPERTY SHOWN HEREON FALLS WITHIN THE LIMITS
 OF A 100 YEAR FLOOD BOUNDARY (FLOOD ZONE AE) AS DESIGNATED BY
 FEMA. SEE FEMA MAP NO. 51161C0028 D DATED OCTOBER 15, 1993. THIS
 OPINION IS BASED ON AN INSPECTION OF THE ABOVE REFERENCED FEMA
 MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- 8) THIS PLAT RE-SUBDIVIDES ROANOKE CITY TAX PARCELS ORIGINAL 3140304,
 3140305 AND 3140306.
- 9) THIS ORIGINAL PLAT SCALE HAS NOT BEEN REDUCED.
- 10) A 15' SANITARY SEWER EASEMENT EXISTS PER M.B. 1, PG. 1980 CENTERED ON THE EXISTING
 SANITARY SEWER LINE SITUATED WITHIN THE VARIABLE WIDTH ACCESS EASEMENT.

BOUNDARY COORDINATES		
ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6002.5245	3253.5329
2	6007.0221	3363.7412
3	5964.3738	3460.9672
4	5913.3997	3519.2646
5	5916.9803	3522.7112
6	5680.3078	3768.5072
7	5637.0869	3726.8905
8	5609.3424	3755.7045
9	5387.5024	3713.3430
10	5285.9701	3618.4104
11	5203.3309	3706.7946
12	5184.9689	3689.8289
13	5077.1542	3806.5173
14	5046.2483	3874.7977
15	5009.5558	3934.4103
16	5214.2380	4027.8460
17	5203.2635	4227.5446
18	5171.1181	4252.3445
19	5085.5001	4297.3584
20	4996.1688	4342.1906
21	4903.2510	4359.3559
22	4813.7118	4368.4510
23	4802.4653	4366.1867
24	4797.8387	3982.3353
25	4792.7031	3710.5436
26	4836.4860	3645.7057
27	4835.8059	3609.7122
28	4790.8139	3610.5623
29	4790.6817	3603.5635
30	4679.0929	3608.6817
31	4678.7149	3588.6778
32	4434.3636	3599.8855
33	4426.7430	3482.0413
34	4385.8289	3469.2065
35	4386.3645	3477.4892
36	4118.0050	3494.8433
37	4115.0926	3335.9400
1	6002.5245	3253.5329

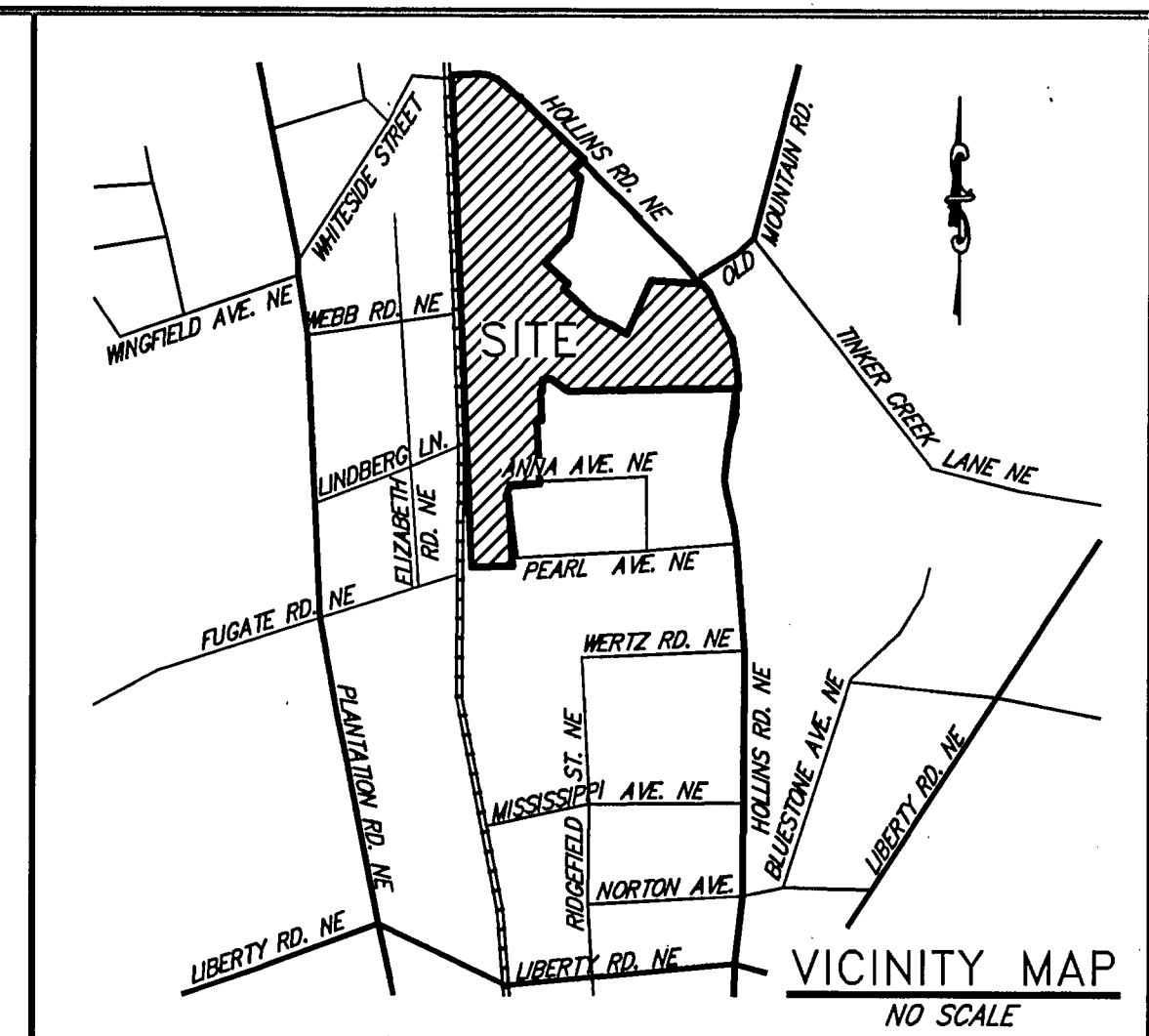
AREA = 19.402 AC.

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



NO SCALE

APPROVED:

[Signature]
 AGENT, ROANOKE CITY PLANNING COMMISSION

2/24/00

DATE

[Signature]
 CITY ENGINEER, ROANOKE, VIRGINIA

2/24/00

DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE,
 VIRGINIA, THIS MAP WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO
 ANNEXED IS ADMITTED TO RECORD ON MARCH 13 2000
 AT 11:15 O'CLOCK A M.

TESTEE: ARTHUR B. CRUSH, III

[Signature]
 DEPUTY CLERK

PLAT SHOWING
 RESUBDIVISION OF

TRACT C-1C (M.B. 1 PG. 1980)

CREATING

NEW TRACT C-1A-1 (2.969 AC.)

PROPERTY OF

RIA, LLC

AND

NEW TRACT C-2A-1 (16.433 AC.)

PROPERTY OF

HOLLINS ROAD WAREHOUSING, LLC

SITUATED ALONG HOLLINS ROAD, N. E.

ROANOKE, VIRGINIA

SCALE: 1" = 100' DATE: 7 FEBRUARY 2000

LUMSDEN ASSOCIATES, P.C.
 ENGINEERS - SURVEYORS - PLANNERS
 ROANOKE, VIRGINIA

SHEET 1 OF 2
 COMM. # 99-129

