

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

NOTE: THE ORIGINAL SCALE OF THIS MAP HAS NOT BEEN REDUCED.

MAP BOOK 1 PAGE 2085

THAT THE PIGEON PALACE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PARCEL OF LAND SHOWN HEREON BOUNDED BY OUTSIDE CORNERS 1 THRU 4 TO 1, INCLUSIVE, WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE OF OF ROANOKE CITY, VIRGINIA AS INSTRUMENT NO. 990012920.

THE SAID OWNER CERTIFIES THAT THEY HAVE COMBINED THE PARCELS OF LAND SHOWN HEREON ENTIRELY WITH THEIR OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE 1950 CODE OF VIRGINIA, AS AMENDED TO DATE, AND FURTHER PURSUANT TO THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

IN WITNESS WHEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURE:

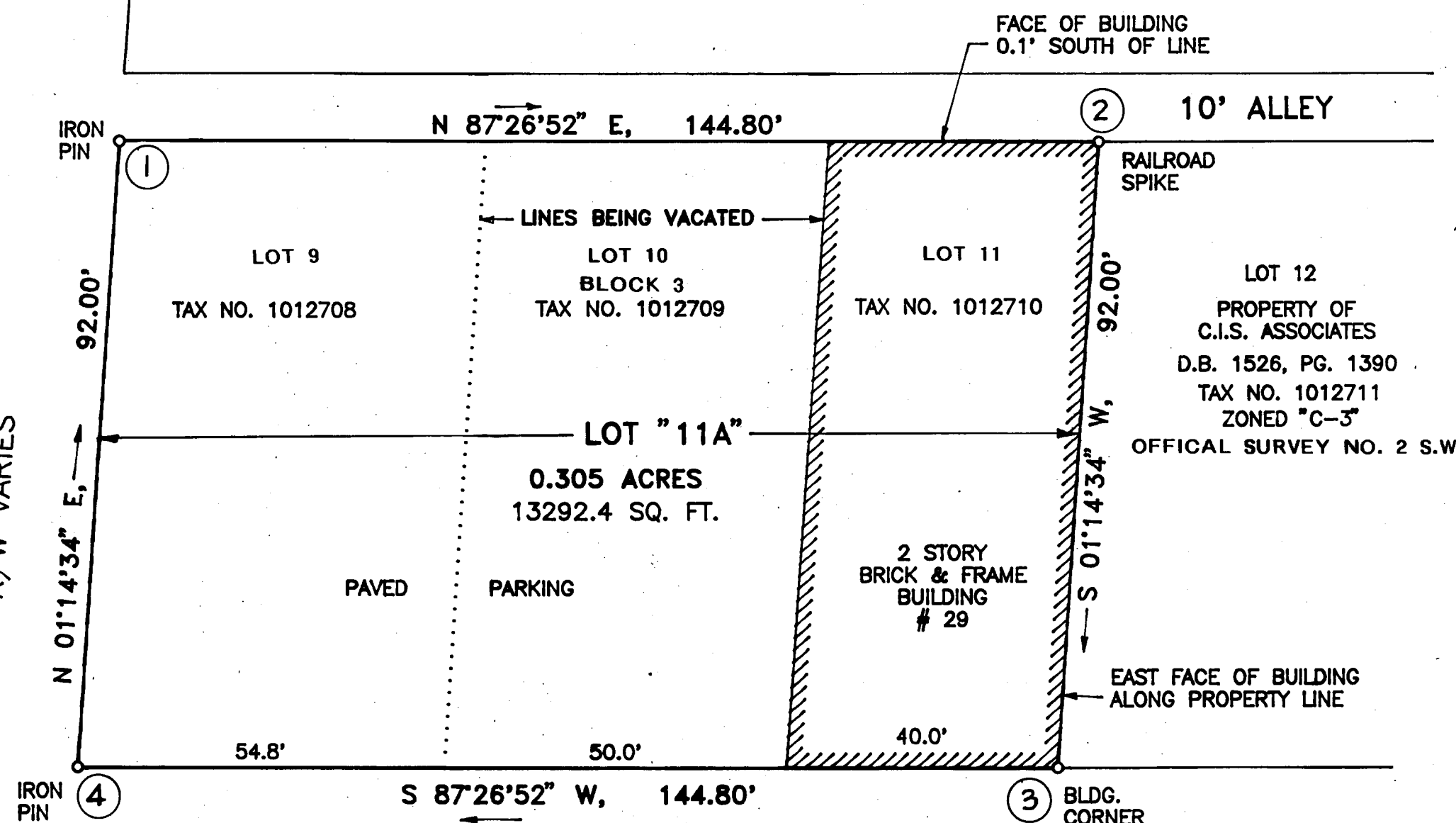
Joseph F. Miller
JOSEPH F. MILLER FOR THE PIGEON PALACE, LLC,
A VIRGINIA LIMITED LIABILITY COMPANY

STATE OF VIRGINIA TO WIT:
COUNTY OF ROANOKE

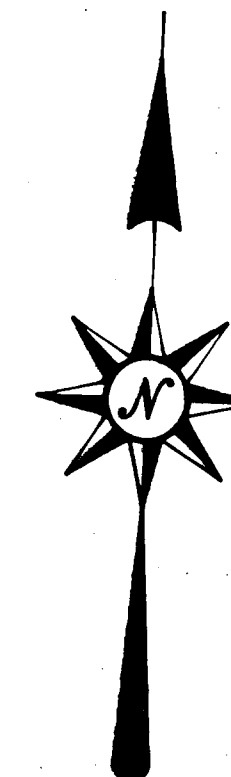
I, LORETTA W. KEEFER, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE, CERTIFY THAT JOSEPH F. MILLER, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME AND HAS ACKNOWLEDGED THE FOREGOING INSTRUMENT ON THIS 13 DAY OF MARCH, 2000.

Loretta W. Keffer April 30, 2000
NOTARY PUBLIC COMMISSION EXPIRES

FIRST STREET, S.W.
R/W VARIES



MERIDIAN OF D.B. 1702, PG. 1114



NOTES:

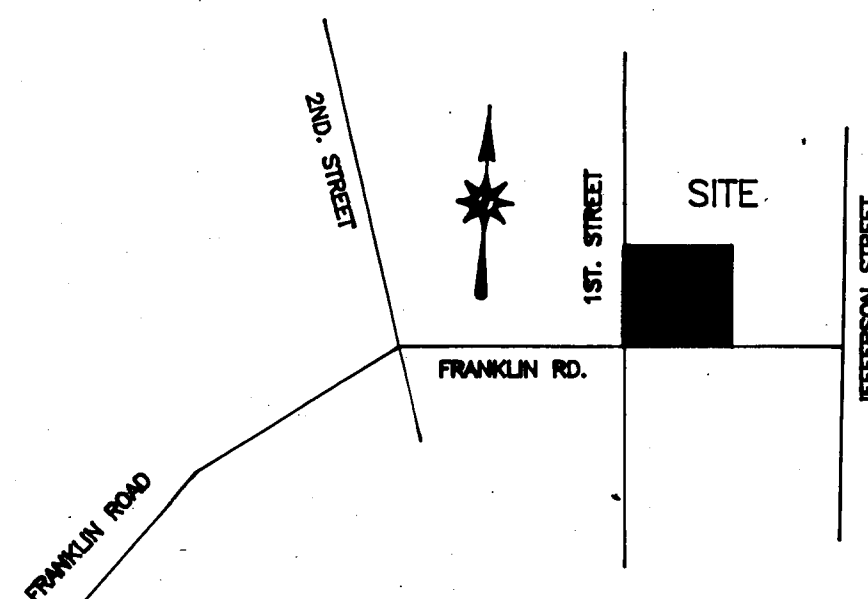
1. THIS PLAT IS SUBJECT TO INFORMATION WHICH MAY BE DISCLOSED BY A TITLE REPORT BY A LICENSED ATTORNEY.
2. THE SUBJECT PROPERTY IS LOCATED IN FLOOD INSURANCE ZONE "X" SO DESIGNATED BY F.E.M.A. FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE: OCTOBER 15, 1993.
3. THIS PLAT IS NOT BASED ON A CURRENT FIELD SURVEY AND IS PLATTED FROM EXISTING RECORDS.
4. THE SUBJECT PROPERTY IS ZONED "C-3".

FRANKLIN ROAD, S.W.

R/W VARIES

BOUNDARY COORDINATES
ORIGIN ASSUMED

POINT	NORTHING	EASTING
1	5000.0000	5000.0000
2	5006.4479	5144.6564
3	4914.4696	5142.6610
4	4908.0216	4998.0046
1	5000.0000	5000.0000



VICINITY MAP
NO SCALE

APPROVED:

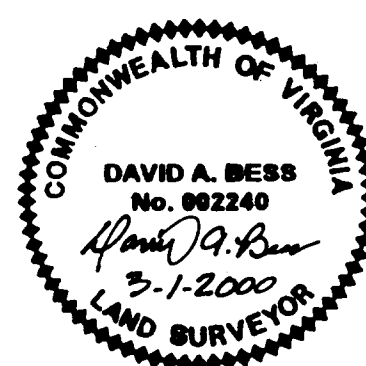
Charles M. Huffing 4/10/00
CITY ENGINEER, CITY OF ROANOKE, VIRGINIA DATE

John Thomas Aschli 4/7/00
AGENT, CITY OF ROANOKE PLANNING COMMISSION DATE

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT IN THE CITY OF ROANOKE, VIRGINIA, THIS MAP IS PRESENTED AND WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ANNEXED IS ADMITTED TO RECORD AT 9:46 O'CLOCK A.M., ON THIS 12 DAY OF April, 2000.

TESTE: ARTHUR B. CRUSH, III,
CLERK

BY: Arthur B. Crush, III
DEPUTY CLERK



PLAT OF COMBINATION MADE FROM RECORDS FOR
THE PIGEON PALACE, LLC, A VIRGINIA LIMITED LIABILITY COMPANY

SHOWING THE COMBINATION OF LOT 9, LOT 10, AND LOT 11, BLOCK 3,
MAP OF OFFICIAL SURVEY SHEET NO. 2 S.W., CREATING HEREON LOT "11A"
(0.305 ACRES) SITUATE ON FRANKLIN ROAD, S.W. AND FIRST STREET, S.W.

ROANOKE, VIRGINIA
SCALE 1" = 20' MARCH 1, 2000

BY: JACK G. BESS LAND SURVEYING
6422 STARKEY ROAD, S.W.
ROANOKE, VIRGINIA 24014