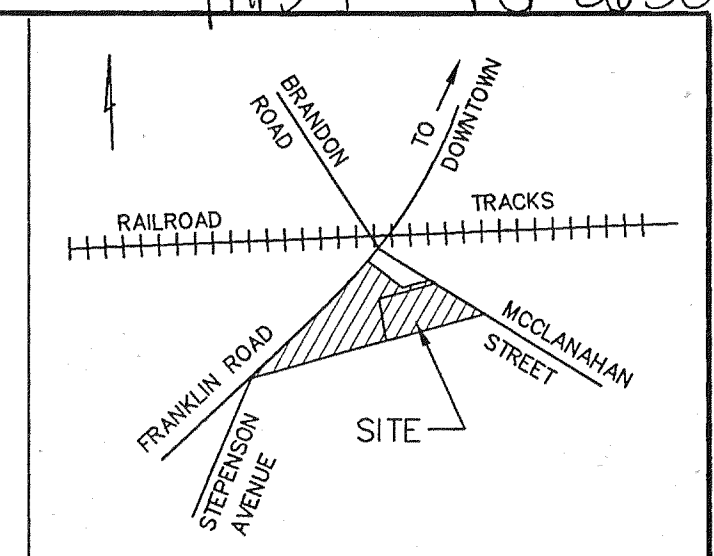


In the Clerk's Office of the Circuit Court of the City of Roanoke, Virginia, this plat was presented on this 3rd day of Nov, 2003, and with the Certificates of Dedication and Acknowledgements thereto annexed is admitted to record at 3:50 o'clock P.M.

Testee; [Signature]



VICINITY MAP
NO SCALE

TO: LAWYERS TITLE INSURANCE CORPORATION

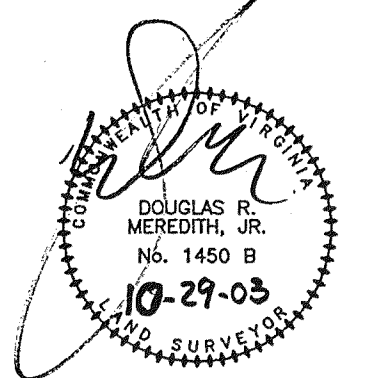
THIS IS TO CERTIFY THAT THIS MAP OR PLAT OF SURVEY (THIS "SURVEY MAP") OF THE PREMISES SPECIFICALLY DESCRIBED IN LAWYERS TITLE INSURANCE CORPORATION CASE NO. ro00000481 DATED JULY 7, 2003 (1) IS BASED ON A FIELD SURVEY MADE ON 7-16-03, BY ME OR DIRECTLY UNDER MY SUPERVISION IN ACCORDANCE WITH THE MOST RECENTLY ADOPTED MINIMUM STANDARD DETAIL REQUIREMENTS AND CLASSIFICATIONS FOR ALTA/ACSM LAND TITLE SURVEYS, AND MEETS THE ACCURACY REQUIREMENTS FOR AN "URBAN" SURVEY AS DEFINED THEREIN, AND (2) TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

- (A) THIS SURVEY MAP CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY;
- (B) THERE ARE NO DISCREPANCIES BETWEEN THE BOUNDARY LINES OF THE SUBJECT PROPERTY AS SHOWN ON THIS SURVEY MAP AND AS DESCRIBED IN THE LEGAL DESCRIPTION PRESENTED IN THE ABOVE REFERENCED TITLE COMMITMENT.
- (C) THE BOUNDARY LINE DIMENSIONS AS SHOWN ON THIS SURVEY MAP FORM A MATHEMATICALLY CLOSED FIGURE WITHIN +/-0.1 FOOT;
- (D) THE BOUNDARY LINES OF THE SUBJECT PROPERTY ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING PARCELS, ROADS, HIGHWAYS, STREETS OR ALLEYS AS DESCRIBED IN THEIR MOST RECENT RESPECTIVE LEGAL DESCRIPTIONS OF RECORD.

THE UNDERSIGNED UNDERSTANDS AND AGREES THAT THE PARTIES TO WHOM THIS CERTIFICATION IS ADDRESSED WILL BE RELYING UPON THIS CERTIFICATION IN INCURRING FINANCIAL OBLIGATIONS WITH RESPECT TO THE SUBJECT PROPERTY AND THAT THIS SURVEY MAP HAS BEEN PREPARED FOR THEIR RESPECTIVE BENEFITS IN ANTICIPATION OF THEIR RELIANCE THEREON.

BY: [Signature]
PRINT NAME: DOUGLAS R. MEREDITH, JR., L.S.

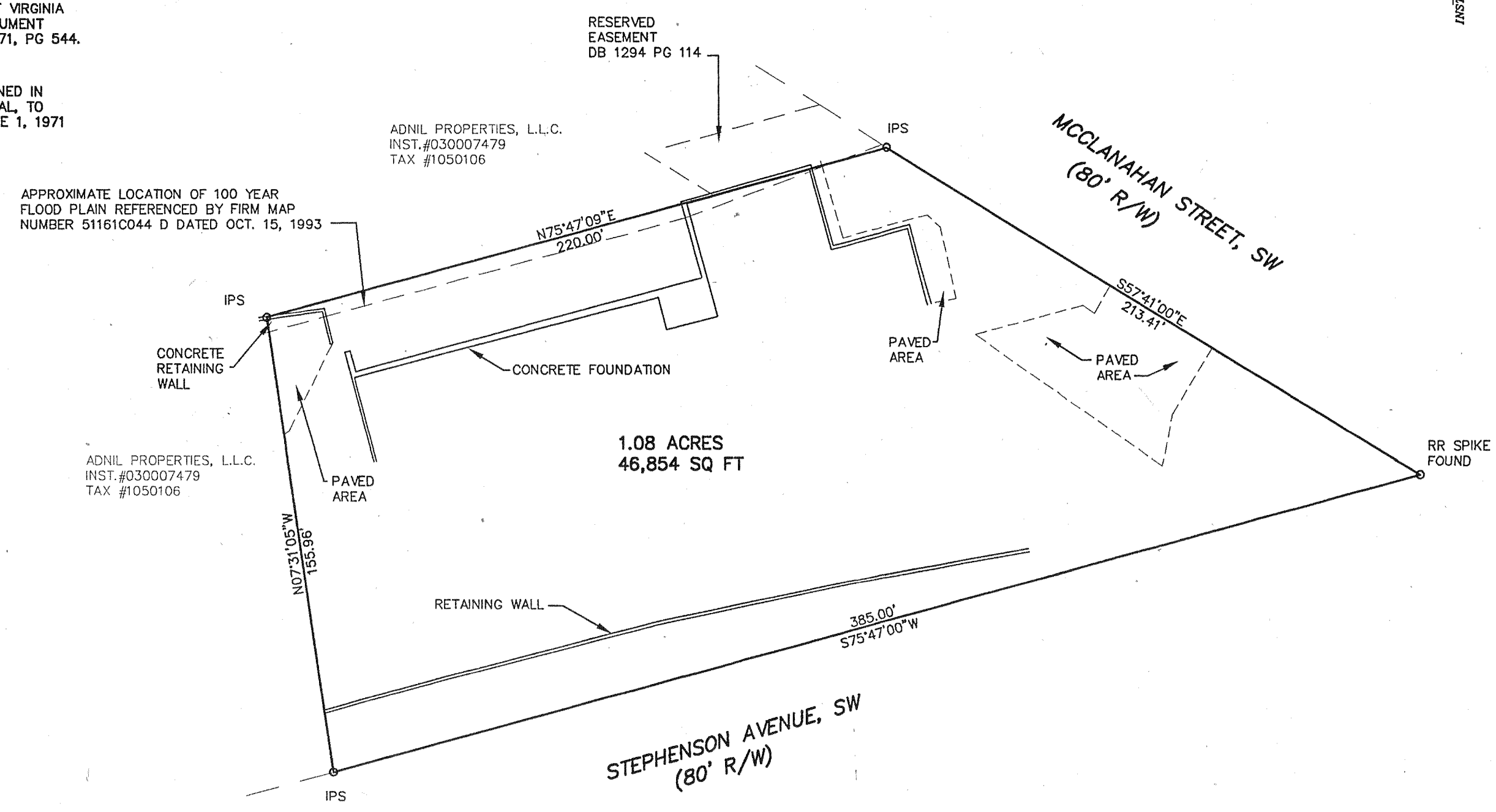
REGISTRATION NO. 1450 B
WITHIN THE COMMONWEALTH OF VIRGINIA
DATE OF SURVEY : 7-16-03
DATE OF LAST REVISION : 10-28-03
TITLE REPORT BY: LAWYERS TITLE INSURANCE CORPORATION



CERTIFICATION DEFINED:
THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR, IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF THE PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

EASEMENTS
LAWYERS TITLE INSURANCE CORPORATION
CASE #ro00000481
DATED: JULY 7, 2003
SCHEDULE B- SECTION 2
EXCEPTIONS

- 2. EASEMENT GRANTED THE COMMONWEALTH OF VIRGINIA FROM EDWARD G. FRYE, III, ET AL. BY INSTRUMENT DATED MARCH 3, 1970, RECORDED IN DB 1271, PG 544. (DOES NOT AFFECT THIS LOT)
- 3. RESERVATION OF ACCESS EASEMENT CONTAINED IN INSTRUMENT FROM EDWARD G. FRYE, III, ET AL. TO ANTRIM MOTORS, INCORPORATED, DATED JUNE 1, 1971 RECORDED IN DB 1294, PG 114. (DOES NOT AFFECT THIS LOT)



"ALTA/ACSM LAND TITLE SURVEY"

LEGEND

| | |
|-------|-------------------|
| IPF | IRON PIN FOUND |
| IPS | IRON PIN SET |
| CONC. | CONCRETE |
| -W- | WATERLINE |
| -SS- | SANITARY SEWER |
| -OHE- | OVERHEAD ELECTRIC |

DATA
ZONED : C-2

MISCELLANEOUS NOTES

NOTHING FOUND, NOTHING SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

- o INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET MONUMENT AS NOTED

PREPARED BY:
LMWP.C.
ENGINEERING • SURVEYING • ARCHITECTURE
☎ (540) 345-0675 102 ALBEMARLE AVE., S.E.
FAX (540) 342-4456 ROANOKE, VIRGINIA 24013

LEGAL DESCRIPTION

LAWYERS TITLE INSURANCE CORPORATION CASE NO. ro00000481
A CERTAIN 1.08 ACRE TRACT LOCATED ON McCLANAHAN STREET, SW AND DESCRIBED AS FOLLOWS. STARTING AT AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST INTERSECTION OF STEPHENSON AVENUE, SW AND McCLANAHAN STREET SW THENCE WITH THE RIGHT OF WAY LINE OF STEPHENSON AVENUE S 75°47'00" W 385.00' TO AN IRON PIN SET, THENCE N 07°31'05" W 155.96' TO AN IRON PIN SET, THENCE N 75°47'09" E 220.00' TO AN IRON PIN SET ON THE RIGHT OF WAY LINE OF McCLANAHAN AVENUE SW, THENCE WITH THE RIGHT OF WAY LINE OF McCLANAHAN AVENUE SW S 57°41'00" E 213.41' TO AN EXISTING RAILROAD SPIKE AND THE PLACE OF BEGINNING AND CONTAINING 1.08 ACRES.
BEING PART OF A 3.12 ACRE TRACT CONVEYED TO ADNIL PROPERTIES, L.L.C., BY DEED DATED APRIL 22, 2003, FROM THOMAS E. VANCE, RECORDED AS INSTRUMENT NO. 030007479, AND BEING PART OF TAX MAP NOS. 1050105 AND 1050106.
LOCATED IN THE CITY OF ROANOKE, VIRGINIA.

BASIS OF BEARINGS
THE MERIDIAN FROM INSTRUMENT #030007479 WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

FLOOD ZONE
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP EFFECTIVE DATE OCTOBER 15, 1993 THE PROPERTY SURVEYED AND SHOWN HEREON DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN IN ACCORDANCE WITH COMMUNITY PANEL MAP NO. 51161C0044 D.

| MARK | DATE | REVISION | BY | APVD |
|---------------------------------------|------|----------|----------------|------|
| ADNIL PROPERTIES, L.L.C. | | | | |
| 2128 FRANKLIN ROAD, SW ROANOKE, VA | | | | |
| SCALE | | 1" = 40' | CHKD./APVD | |
| DATE | | 10-28-03 | APPROVED | |
| DWN. BY | | ETH | COMM. NO. 2726 | |
| CHKD. BY | | DRM | | |