

SEE SHEET 4 OF 5 FOR PLAT
DESCRIPTION OF 1.155 ACRE TRACT
COMPRISED OF PARCEL I (0.054 ACRE, DEED)
AND PARCEL II (1.094 ACRE, DEED)
SITUATE ON ROANOKE AVENUE, S.W.
ROANOKE, VIRGINIA

BEGINNING at Corner No. 23, a 1 inch iron pipe found at the intersection of the southerly right of way line of the Norfolk Southern Corporation (Norfolk Western Railway, Roanoke Belt Line) as shown on ALTA/ACSM LAND TITLE SURVEY FOR AA PROPERTIES-ROANOKE, INC. by T. P. Parker & Son, thence with the southerly side of the railroad the following four (4) bearings and distances, N. 62°02'00" E., 12.80 feet to Corner No. 24; thence, N. 52°44'00" E., 152.95 feet to Corner No. 25; thence N. 48°04'00" E., 77.70 feet to Corner No. 26; thence N. 42°07'00" E., 75.15 feet to Corner No. 27, a 1 inch pipe found; thence leaving the southerly right of way line of the railroad and with the westerly line of Walker Machine & Foundry Company, S. 06°00'00" E., 270.17 feet to Corner No. 28, a 1 inch iron pipe found; thence continuing with Walker Machine & Foundry Company, S. 80°15'00" W., 14.00 feet to Corner No. 29, a 3/4 inch iron pipe found; thence leaving the line of Walker Machine & Foundry Company and with the easterly line of a 0.149 acre tract, N. 13°59'00" W., 100.00 feet to Corner No. 30; thence continuing with the northerly line of said tract, S. 80°15'00" W., 65.00 feet to Corner No. 31; thence continuing with the westerly line of said tract, S. 13°59'00" E., 100.00 feet to Corner No. 32, a 1/2 inch slick pin found; thence leaving said tract and with the line of Walker Machine & Foundry Company, S. 80°15'00" W., 75.00 feet to Corner No. 33, an iron pin set on the northerly right of way line of Roanoke Avenue, S.W.; thence with said right of way line of Roanoke Avenue, S.W. S. 86°55'00" W., 100.00 feet (shown as tie only on map recorded in Deed Book 1336, Page 163) to Corner No. 34, an iron pin set; thence continuing with said right of way, S. 78°33'00" W., 106.14 feet (105.95' map) to Corner No. 35, an iron pin set on the easterly line of said 0.228 acre tract; thence with the easterly line of said 0.228 acre tract, N. 74°09'00" W., (N. 74°34' W. map) 29.26 feet to Corner No. 19; thence continuing with said tract, N. 15°57'00" W., 53.64 feet to Corner No. 18; thence leaving said 0.228 acre tract and with the southerly right of way line of the Norfolk Southern Corporation, a chord of N. 66°47'00" E., 140.45 feet (no radius given in old deed), to the place of BEGINNING as shown on ALTA/ACSM LAND TITLE SURVEY FOR AA PROPERTIES-ROANOKE, INC. prepared by T. P. Parker & Son dated October 27, 2003 and revised November 20, 2003.

ENCROACHMENTS DENOTED BY



| ENCROACHMENT | TAX NO. | SHEET | DESCRIPTION |
|--------------|---------|-------|--|
| A | 1510305 | 3 | FENCE WITHIN STREET RIGHT OF WAY |
| B | 1510305 | 3 | PIPES AND FENCE IN N&W RIGHT OF WAY |
| C | 1510305 | 3 | FENCE IN ROANOKE STREET, S.W. RIGHT OF WAY |
| D | 1510305 | 3 | SIGN IN ROANOKE STREET, S.W. RIGHT OF WAY |
| E | 1410203 | 4 | INTERLOCK WITH VIRGINIA HOLDING CORP. |
| F | 1410203 | 4 | FENCE INTO RAILROAD RIGHT OF WAY |
| G | 1510207 | 4 | GRAVES ON SITE, OLD CEMETERY D.B. 1336, PG. 163 |
| H | 1410203 | 5 | ENCROACHMENTS OF WALL, FENCE & SILOS BY CONCRETE PIPE & PRODUCTS COMPANY |
| J | 1410203 | 5 | ENCROACHMENT OF BUILDING, RAMP & WALLS IN INGRESS/EGRESS EASEMENT |

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT _____ O'CLOCK _____ M. ON THIS _____ DAY OF _____ 2003.

TESTE: ARTHUR B. CRUSH, III
CLERK

BY: _____
DEPUTY CLERK

REFERENCE MAPS:

1. PLAT OF SURVEY SHOWING 0.83 TRACT OF LAND BEING CONVEYED TO ROANOKE CONCRETE PRODUCTS CO. BY D.B. MALCOLM & SON, C.E. DATED DEC. 31, 1954.
2. PLAT MADE FOR C.W. FRANCIS, REALTOR SHOWING EXCHANGE OF LAND BETWEEN W.B. ADAMS & JOHN H. MITCHELL BY C.B. MALCOLM & SON DATED APRIL 15, 1955.
3. SURVEY FOR W.B. ADAMS BY T.P. PARKER, S.C.E. DATED JULY 3, 1953.
4. RIGHT OF WAY AND TRACK MAP FOR NORFOLK & WESTERN RY., RADFORD DISTRICT, STATION 0+00 TO STATION 52+80 DATED JUNE 1, 1969 (V-10-VA/6-A-A).
5. PLAT OF SURVEY MADE FOR FUEL OIL & EQUIPMENT CO., INC. BY C.B. MALCOLM & SON, S.C.E. DATED JUNE 5, 1973 AND RECORDED IN D.B. 1336, PG. 163.
6. PLAT OF SURVEY SHOWING TRACTS #1 AND #2 & #3 BY C.B. MALCOLM & SON, S.C.E. DATED NOV. 10, 1954 AND RECORDED IN D.B. 946, PG. 183.
7. PLAT MADE FOR MRS. W.B. ADAMS BY C.B. MALCOLM & SON DATED SEPT 5, 1961.

GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY INVESTORS TITLE INSURANCE COMPANY, COMMITMENT NO. 200308252R0 DATED 09/30/2003 AND IS SUBJECT THERETO.
2. THIS PROPERTY IS WITHIN THE LIMITS OF ZONES "AE" & "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0042 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
4. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AVAILABLE RECORDS. ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE UNVERIFIED EXCEPT WHERE VISIBLE (i.e. MANHOLES, DROP INLETS, OUTFALLS, ETS.).

EASEMENTS

- D.B. 1745, PG. 1849 TO APPALACHIAN POWER COMPANY, BLANKET EASEMENT BETWEEN POLE 276-5576 AND POLE 276-5577
- D.B. 1776, PG. 875 TO BELL ATLANTIC-VIRGINIA, INC. AS SHOWN ON HIGHWAY PROJECT (DOES NOT APPLY TO THIS PROJECT)
- INST. NO. 010001864 TO VERIZON VIRGINIA, INC., A 15' EASEMENT ALONG SIDE OF BUILDING (AS SHOWN ON SHEET #3)
- D.B. 950, PG. 320 RESERVED RIGHT OF WAY SHOWN ON ADJOINING TRACT TO WEST AND 30' PRIVATE RIGHT OF WAY SHOWN EXTENDING TO RAILROAD AVENUE, S.W.

SURVEYOR'S CERTIFICATION:

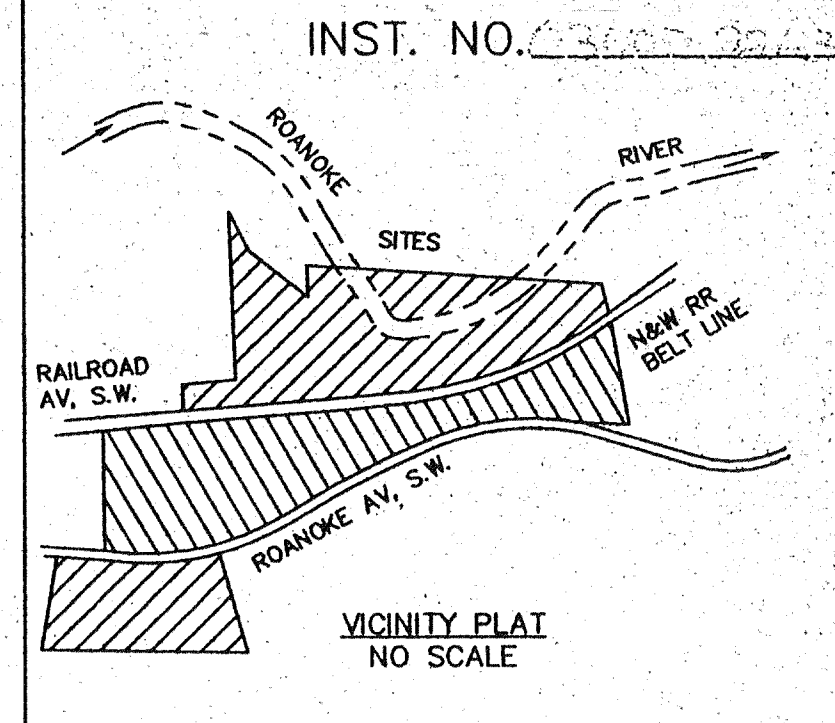
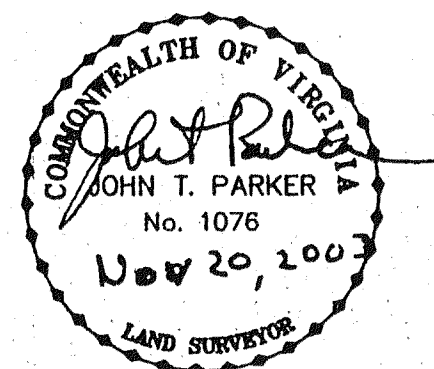
TO: AA PROPERTIES - ROANOKE, INC AND FUEL OIL & EQUIPMENT, CO., NOW ASSOCIATED ASPHALT, INC., INVESTORS TITLE INSURANCE COMPANY, SUNTRUST BANK, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 7 (b)(2), 8, 10, 11, 13 and 15 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that he survey measurements were made in accordance with the "Minimum Angle, Distance and Closure Requirements for Survey Measurements Which Control Land Boundaries for ALTA/ACSM Land Title Surveys."

John T. Parker Nov. 20, 2003
John T. Parker, L.S. Registration No. 1076 Date

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 PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESS OR IMPLIED.

THIS ALTA/ACSM LAND TITLE SURVEY IS BASED ON A CURRENT FIELD SURVEY. AA PROPERTIES-ROANOKE, INC. IS THE OWNER OF RECORD, SEE INST. NO. 980001598, D.B. 946, PG. 178, D.B. 984, PG. 300, D.B. 993, PG. 279, 1336, PG. 158 AND D.B. 1408, P.G. 430.



ZONING

LM - LIGHT MANUFACTURING (NORTH OF ROANOKE AVENUE, S.W.)

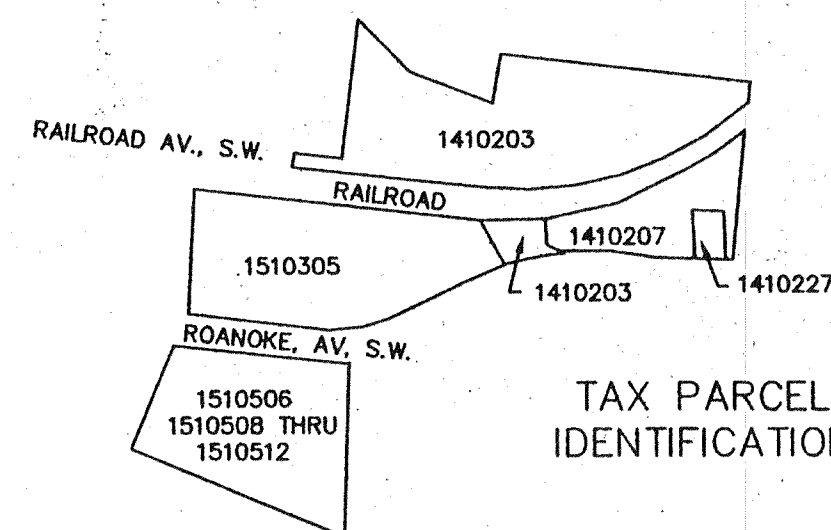
TAX # 1510506, 1510508, 1510509, 1510510, 1510511 & 1510512

HM - HEAVY MANUFACTURING (SOUTH OF ROANOKE AVENUE, S.W.)

TAX # 1410203, 1410207, 1410227, 1510305

SURVEYOR'S NOTE

BEARINGS AND DISTANCES ENCLOSED BY PARENTHESIS i.e. (N 89°00' E) (100.00') REPRESENTS OLD DEED METES AND BOUNDS. BEARINGS AND DISTANCES WITHOUT PARENTHESES ARE ACTUAL BEARING AND DISTANCE BETWEEN CORNERS. WHERE THE OLD DEED METES AND BOUNDS AND THE ACTUAL METES AND BOUNDS AGREED THEY WERE NOTED AS DEED AND ACTUAL.



AAP

ALTA/ACSM LAND TITLE SURVEY FOR
AA PROPERTIES-ROANOKE, INC.

COMPRISED OF 6 TRACTS BEING
2.799 ACRES SOUTH OF ROANOKE AVENUE, S.W.
LOTS 15-21, BLOCK "C", VIRGINIA HEIGHTS EXTENSION
3.232 ACRES NORTH OF ROANOKE AVENUE, S.W. (TAX # 1510305)
0.228 ACRE NORTH OF ROANOKE AVENUE, S.W. (TAX # 1410203)
0.149 ACRE NORTH OF ROANOKE AVENUE, S.W. (TAX # 1410227)
4.145 ACRES NORTH OF RAILROAD (TAX # 1410203)
BEING PROPERTIES ADJACENT TO ROANOKE AVENUE, S.W.
AND RAILROAD AVENUE, S.W.
ROANOKE, VIRGINIA

TAX # 1410203
1510506, 1510305
1510508 THRU 1510512
1410207, 1410227
N.B. JR-242

SCALE" 1" = 40'
W.O. 03-0707
DRAWN: Z/LRD/17
CALC: LRD
DATE: OCT. 27, 2003
REV: NOV. 20, 2003



TPP&S T. P. PARKER & SON
816 Boulevard
Post Office Box 39
Salem, Virginia 24163
540-387-1153

SHEET 1 OF 5
M.B. 1, PG. 2443

0652