

## PARCEL "B-1"

Description of a 6.946 Ac. Parcel  
Situate on King Street, N.E.  
Roanoke, Virginia

BEGINNING at an iron pin found on the westerly right-of-way of King Street, N.E., said point being designated corner no 1 as shown on plat entitled "ALTA/ACSM Land Title Survey" for Budget Motels, Inc., dated August 15, 2007 by Parker Design Group, Inc.; said point being 135.00 feet ± from the intersection of Orange Avenue, N.E. and King Street, N.E.; Thence with the westerly right-of-way of King Street, N.E., S 31°00'30" E, 40.29 feet to a pin set designated corner no. 2; Thence continuing with same, N 62°15'46" E, 10.00 feet to a pin set designated corner no. 3; Thence continuing with same S 28°41'50" E, 203.89 feet to a pin set designated corner no. 4; Thence continuing same, S 33°52'34" E, 65.00 feet to a pin set designated corner no. 5; Thence leaving the westerly right-of-way of King Street, N.E., and with the northerly boundary line of the property of Taylor House, LLC, S 61°55'10" W, 274.75 feet (distance erroneously shown as 265.33 feet in M.B. 1, Pgs. 2788-2789) to a pin found designated corner no. 6; Thence with the westerly boundary line of the property of Taylor House, LLC, S 28°14'30" E, 307.46 feet to a pin found designated corner no. 7; Thence leaving the westerly boundary line of the Taylor House, LLC, and with the northeasterly boundary line of the Glade Creek Station II, LP, S 61°56'30" W, 210.00 feet to a pin found designated corner no. 8; Thence continuing with the northeasterly boundary line of the Glade Creek Station II, LP, with a curve to the right having a radius of 270.00 feet, a length of 445.18 feet, a delta angle of 94°28'14" and a chord bearing N 70°49'21" W, a distance of 396.44 feet to a pin set designated corner no. 9; Thence leaving the boundary line of Glade Creek Station II, LP, and with the southerly boundary line of Yogi Associates, LLC a Virginia Limited Liability Company, N 54°30'50" E, 125.86 feet to a pin found designated corner no. 10; Thence continuing with same, N 61°55'10" E, 37.15 feet to a fence post designated corner no. 11; Thence continuing with the boundary line of Yogi Associates, LLC, N 28°09'15" W, 281.60 feet to a pin found on the southerly right-of-way of Orange Avenue, N.E., designated corner no. 12; Thence leaving Yogi Associates, LLC and with said right-of-way of Orange Avenue, N.E., along a curve to the right having a radius of 5,784.58 feet, a length of 234.07 feet a delta angle of 02°19'06" and a chord bearing N 43°23'28" E, a distance of 234.06 feet to a pin found designated corner no. 13; Thence leaving the southerly right-of-way of Orange Avenue, N.E. and with the property line of JAG Enterprises, LLC a Virginia Limited Liability Company the following ten (10) bearings and distances, S 03°47'40" W, 50.63 feet to a PK nail found designated corner no. 14, Thence S 44°39'29" E, 17.15 feet to a pin found designated corner no. 15; Thence N 45°20'31" E, 74.55 feet to a pin found designated corner no. 16; Thence N 61°56'30" E, 22.83 feet to a pin found designated corner no. 17; Thence S 87°30'21" E, 22.25 feet to a pin found designated corner no. 18; Thence S 83°35'09" E, 50.85 feet to a pin found designated corner no. 19; Thence N 71°05'29" E, 153.35 feet to a pin found designated corner no. 20; Thence N 27°12'11" E, 36.46 feet to a PK nail found designated corner no. 21; Thence N 20°08'20" E, 24.30 feet to a pin found designated corner no. 22; Thence N 11°52'31" E, 24.32 feet to the POINT OF BEGINNING being Tract "B-1" and containing 6.946 Acres and being as shown on "ALTA/ACSM Land Title Survey" for Budget Motels, Inc. dated August 15, 2007 by Parker Design Group, Inc., as revised.

## EASEMENTS:

D.B. 771, PG. 444 (Roanoke County) - Easement to Appalachian Power Company (affects subject property but is general in nature and not plottable)

D.B. 981, Pg. 219 (Roanoke County) - Easement to Appalachian Power Company (affects subject property but is general in nature and not plottable)

M.B. 1, PG. 2788 - 2789 - JAG Enterprises, LLC - Ingress/Egress (as shown on survey)

D.B. 1512, PG. 838  
as amended by INST. #000008426 - Glade Creek Station II, LP - Non-Exclusive Access Easement (as shown on survey)

## REFERENCE MAPS

- Map Showing Hammond-Frith Subdivision by T.P. Parker & Son dated November 26, 1984 and recorded in M.B. 1, Pg. 407.
- Subdivision of HICKORY WOODS - PHASE II by T.P. Parker & Son dated October 19, 1989 and recorded in M.B. 1, Pg. 910.
- Subdivision for Douglas E. Caton by T. P. Parker & Son dated October 29, 1997 and revised November 12, 1997 and recorded in M.B. 1 Pg. 1753-1755.
- Physical Improvement Survey for I.D. Patel and Lalita I. Patel by Balzer and Associates, Inc. dated June 20, 1996 and recorded in D.B. 1770, Pg. 1506.
- Boundary Survey for Taylor House, LLC by T.P. Parker & Son dated August 26, 1999 and recorded in M.B. 1, Pg. 2005.
- Partial Survey and Plat From Records for JAG Enterprises, LLC and Branch/KRW, LLC by T.P. Parker & Son dated August 20, 2004 and recorded in M.B. 1, Pgs. 2788-2789.
- Easement Relocation Plat From Records for Taylor House, LLC and Glade Creek Station II, LP by T.P. Parker & Son dated May 16, 2000 and recorded in instrument number 000008426.

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 11:28 O'CLOCK A.M. ON THIS 21  
DAY OF September 2007.

TESTE: BRENDA S. HAMILTON  
CLERK

BY Bruce Baner  
DEPUTY CLERK

## ZONING:

Property is Zoned = I-1 (Light Industrial)      Southwesterly portion is Zoned CG (Commerical General)

## Setbacks: I-1

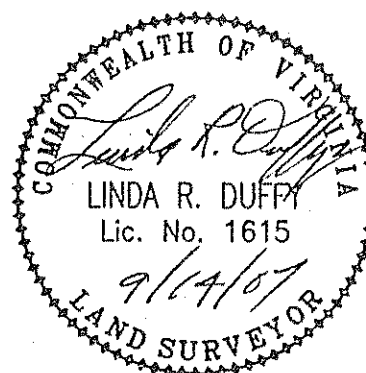
Front = 30' max. from street Right-of-Way  
Side = 10' (as required by Buffer Yard)  
Rear = 20' (as required by Buffer Yard)

CG  
Front = 30' max. from street Right-of-Way  
Side = 10' (as required by Buffer Yard)  
Rear = 20' (as required by Buffer Yard)

Height: I-1: No Maximum      CG: 45' Maximum (abuts RMF)

Parking: I-1 & CG - 80% reduction for being on bus route; Orange Ave., N.E. & King St., N.E.  
1 per employee required      302 spaces provided on site,  
Handicap spaces      7 spaces provided  
Total:      309 spaces provided

Coverage: I-1 Building = 50% max. 14% existing Lot = 90% max. 62% existing  
CG Building = 20% max. 0% existing Lot = 85% max. 2% existing



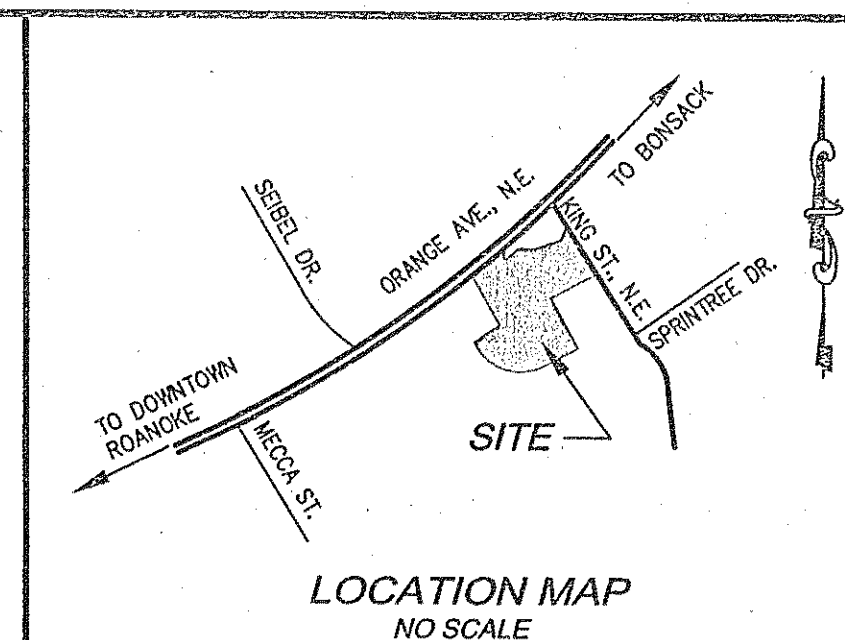
THIS PLAT IS BASED ON A CURRENT FIELD  
SURVEY. BRANCH/KRW LLC IS THE OWNER  
OF RECORD, SEE INSTRUMENT #0030001714.

## CERTIFICATION:

To: Budget Motels, Inc.; Branch Banking and Trust Company, a North Carolina Banking Corporation, its successors and/or assigns as their interests may appear; Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes items 1, 2, 3, 4, 6, 7a, 8, 9, 10, 11a, 13 and 14 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Linda R. Duffy 9/14/07  
Linda R. Duffy, L.S.      Date  
License #1615



PARCEL INFORMATION: Tax #7090510

Property Address:  
3353 Orange Avenue, N.E.  
Roanoke, Virginia

Owner: Branch/krw LLC,  
a Virginia limited liability company  
INST. #030001714  
INST. #040019545

THIS PLAT DOES NOT CONSTITUTE A  
SUBDIVISION UNDER THE CITY OF  
ROANOKE SUBDIVISION ORDINANCE.

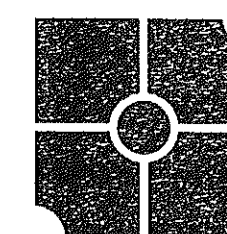
ALTA/ACSM LAND TITLE SURVEY  
FOR  
**BUDGET MOTELS, INC.**

OF TRACT B-1 (6.946 ACRES)  
SITUATE ON ORANGE AVENUE, N.E.  
(U.S. ROUTE 460)

CITY OF ROANOKE, VIRGINIA

TAX NO. 7090510  
DRAWN: JJB  
CALC.: JJB  
N.B. : BT-19

SCALE: 1" = 50'  
DATE: 14 SEPTEMBER 2007  
W.O. 07-0241-01



**parker**  
DESIGN GROUP  
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SHEET 1 of 2