

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT HOLLINS ROAD WAREHOUSING, LLC IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED BY OUTSIDE CORNERS 1 THROUGH 31 TO 1 INCLUSIVE WHICH COMPRISES A PORTION OF THE PROPERTY CONVEYED TO HOLLINS ROAD WAREHOUSING, LLC BY INSTRUMENT DATED MAY 7, 1999 AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT NUMBER 990007022, 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 PROPERTY CONVEYED TO SAID OWNER BY INSTRUMENT DATED AUGUST 2, 2006 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 060012651 AND ALL OF THE LAND CONVEYED TO SAID OWNER BY INSTRUMENT DATED JULY 25, 2008 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 080009900.

THE SAID OWNER HEREBY CERTIFIES THAT IT HAS SUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF ITS OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH THE CITY OF ROANOKE LAND SUBDIVISION ORDINANCE.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 30TH DAY OF JULY, 2008.

HOLLINS ROAD WAREHOUSING, LLC, OWNER:

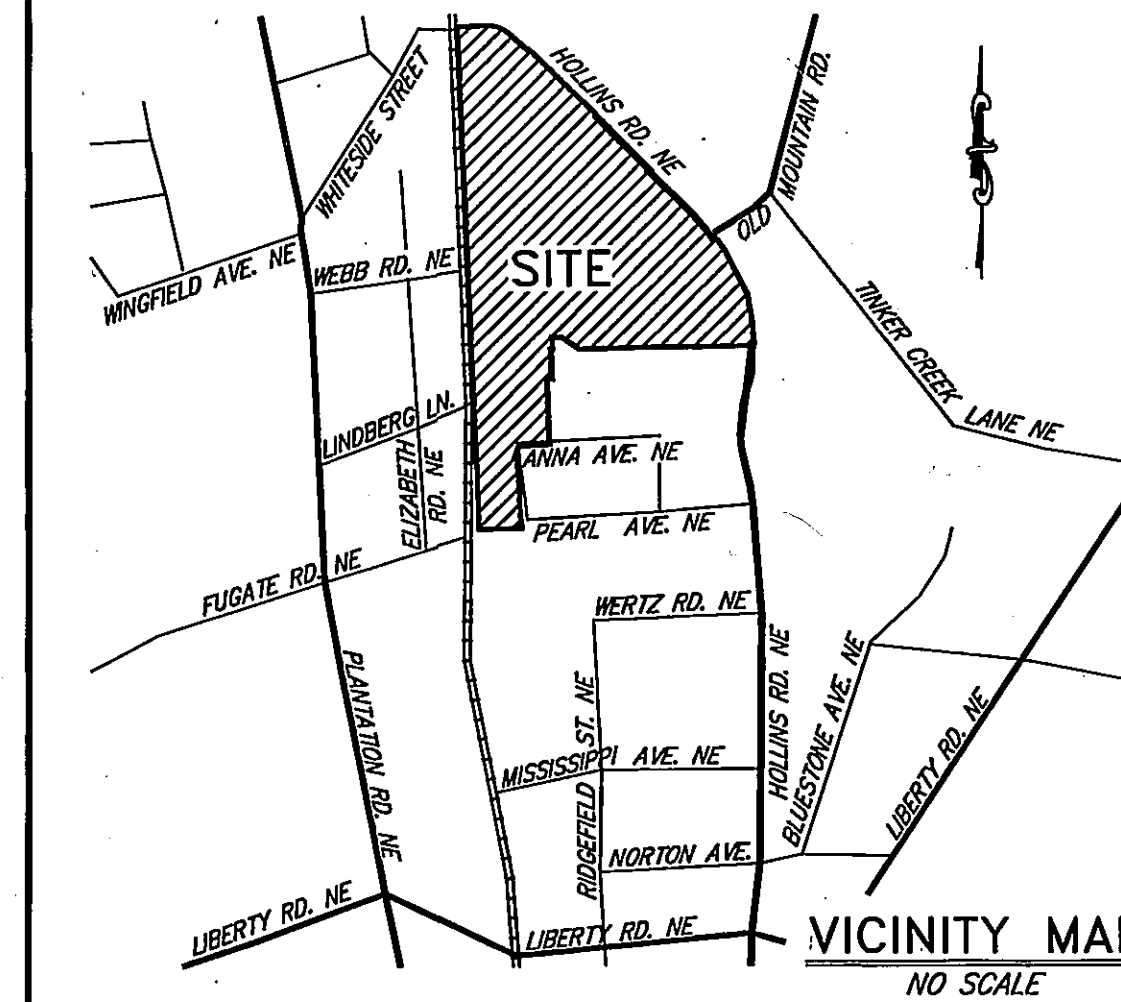
[Signature] 7/30/08 [Signature] 7/30/08
JOHN H. LIPSCOMB, MEMBER DATE DAVID A. MCCRAY, MEMBER DATE

VALLEY BANK, N.A., BENEFICIARY:

[Signature] 7-30-08 [Signature] 7/30/08
ANDREW B. AGEE, Sr. Vice President DATE A. WAYNE LEWIS, TRUSTEE DATE

BOUNDARY COORDINATES ORIGIN OR COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	6002.52452	3253.53290
2	6007.02212	3363.74117
3	5964.37381	3460.96715
4	5913.39966	3519.26457
5	5916.98034	3522.71124
6	5479.41180	3977.14759
7	5475.81005	3973.67953
8	5441.12749	4009.69908
9	5402.84246	4042.25071
10	5317.15354	4131.24252
11	5258.68652	4184.78620
12	5171.11809	4252.34454
13	5085.50005	4297.35837
14	4996.16878	4342.19057
15	4903.25102	4359.35559
16	4813.71176	4368.45102
17	4802.46532	4366.18674
18	4797.83874	3982.33525
19	4792.70312	3710.54365
20	4836.48601	3645.70573
21	4835.80590	3609.71215
22	4790.81393	3610.56230
23	4790.68168	3603.56355
24	4679.09289	3608.68172
25	4678.71491	3588.67776
26	4434.36362	3599.88555
27	4426.74297	3482.04132
28	4385.82888	3469.20655
29	4386.36450	3477.48924
30	4118.00503	3494.84327
31	4115.09265	3335.93996
1	6002.52452	3253.53290
TOTAL AREA = 23.484 AC. (1,022.99 S.F.)		

TOTAL BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
1-2	N 87°39'47" E	110.30'
2-3	S 66°18'55" E	106.17' CH.
3-4	S 48°50'03" E	77.44'
4-5	N 43°54'27" E	4.97'
5-6	S 46°05'00" E	630.86'
6-7	S 43°55'00" W	5.00'
7-8	S 46°05'00" E	50.00'
8-9	S 40°22'22" E	50.25'
9-10	S 46°05'00" E	123.54'
10-11	S 42°29'00" E	79.28'
11-12	S 37°39'00" E	110.60'
12-13	S 27°44'00" E	96.73'
13-14	S 26°39'02" E	99.95'
14-15	S 10°28'00" E	94.49'
15-16	S 05°48'00" E	90.00'
16-17	S 11°23'00" W	11.47'
17-18	S 89°18'34" W	383.88'
18-19	S 88°55'03" W	271.84'
19-20	N 55°58'13" W	78.24'
20-21	S 88°55'03" W	36.00'
21-22	S 01°04'57" E	45.00'
22-23	S 88°55'03" W	7.00'
23-24	S 02°37'34" E	111.71'
24-25	S 88°55'03" W	20.01'
25-26	S 02°37'34" E	244.61'
26-27	S 86°18'00" W	118.09'
27-28	S 17°25'00" W	42.88'
28-29	N 86°18'00" E	8.30'
29-30	S 03°42'00" E	268.92'
30-31	S 88°57'00" W	158.93'
31-1	N 02°30'00" W	1889.23'
TOTAL AREA = 23.484 AC. (1,022.99 S.F.)		

**STATE OF VIRGINIA, COUNTY OF ROANOKE**

I, LARRY T. OGLE, JR., A NOTARY PUBLIC IN AND FOR THE AFORESAID COUNTY AND STATE DO HEREBY CERTIFY THAT JOHN H. LIPSCOMB AND DAVID A. MCCRAY, MEMBERS OF HOLLINS ROAD WAREHOUSING, LLC, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON JULY 30, 2008.

MY COMMISSION EXPIRES ON MAY 31, 2010

[Signature] 7023385
NOTARY PUBLIC REG #

0.0551 AC. (2,400 S.F.) PORTION OF ORIGINAL TRACT C-1B TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2A-1 IN THE CREATION OF TRACT C-2A-1A		
LINE	BEARING	DISTANCE
5A-5B	S 43°55'00" W	60.00'
5B-15I	S 46°05'00" E	40.00'
15I-15J	N 43°55'00" E	60.00'
15J-5A	N 46°05'00" W	40.00'

0.1521 AC. (6,625 S.F.) PORTION OF ORIGINAL TRACT C-1B TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2A-1 IN THE CREATION OF TRACT C-2A-1A		
LINE	BEARING	DISTANCE
15D-A	N 46°55'26" W	83.88'
A-B	N 43°04'34" E	80.05'
B-15E	S 45°48'23" E	83.37'
15E-15D	S 42°41'37" W	78.42'

0.1091 AC. (4,753 S.F.) PORTION OF ORIGINAL TRACT C-1B TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2A-1 IN THE CREATION OF TRACT C-2A-1A		
LINE	BEARING	DISTANCE
15C-17F	N 65°38'49" W	74.95'
17F-17G	N 47°15'49" W	158.87'
17G-17H	N 42°44'11" E	25.00'
17H-15C	S 46°55'26" E	230.00'

LEGEND	
I.P.F.	IRON PIN FOUND
D.B.	DEED BOOK
P.G.	PAGE
M.B.	MAP BOOK
R/W	RIGHT-OF-WAY
AC.	ACRES
S.F.	SQUARE FEET
N.D.L.	NEW DIVISION LINE
⊙	EX. SEWER MANHOLE
-S-	EX. SEWER LINE
-W-	EX. WATER LINE

STATE OF Virginia, City of Roanoke

I, Jaimie L. Whorley, A NOTARY PUBLIC IN AND FOR THE AFORESAID City AND STATE DO HEREBY CERTIFY THAT ANDREW B. AGEE, Sr. Vice President of VALLEY BANK, N.A., BENEFICIARY AND A. WAYNE LEWIS, TRUSTEE, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID City AND STATE AND ACKNOWLEDGED THE SAME ON JULY 30, 2008.

MY COMMISSION EXPIRES ON 5/31/11

[Signature] 7132794
NOTARY PUBLIC REG #

JAIME L. WHORLEY
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7132794
My Commission Expires 5/31/11

0.8076 AC. (35,179 S.F.) PORTION OF ORIGINAL TRACT C-1A-1 TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-2A-1 IN THE CREATION OF TRACT C-2A-1A		
LINE	BEARING	DISTANCE
16-17	S 11°23'00" W	11.47'
17-17A	S 89°18'34" W	258.65'
17A-17B	N 44°37'43" E	105.05'
17B-17C	N 71°42'13" W	234.87'
17C-17D	N 58°23'14" W	122.74'
17D-17E	S 87°22'26" W	44.29'
17E-17F	N 02°37'34" W	67.07'
17F-15C	S 65°38'49" E	74.95'
15C-15B	S 58°23'14" E	118.07'
15B-15A	S 71°42'13" E	409.53'
15A-16	S 05°48'00" E	42.30'

2.1614 AC. (94,149 S.F.) PORTION OF ORIGINAL TRACT C-1A-1 TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-1B IN THE CREATION OF TRACT C-1B-1		
LINE	BEARING	DISTANCE
12-13	S 27°44'00" E	96.73'
13-14	S 26°39'02" E	99.95'
14-15	S 10°28'00" E	94.49'
15-15A	S 05°48'00" E	47.70'
15A-15B	N 71°42'13" W	409.53'
15B-11C	N 58°23'14" W	48.07'
11C-11B	N 24°32'11" E	225.00'
11B-11A	S 86°51'16" E	200.00'
11A-12	S 37°39'00" E	40.60'

0.3872 AC. (16,868 S.F.) PORTION OF ORIGINAL TRACT C-2A-1 TO BE ADDED TO AND COMBINED WITH ORIGINAL TRACT C-1B IN THE CREATION OF TRACT C-1B-1		
LINE	BEARING	DISTANCE
B-15F	N 45°48'23" W	35.75'
15F-15G	N 42°41'37" E	18.00'
15G-15H	N 47°18'23" W	83.16'
15H-15I	N 42°41'37" E	231.79'
15I-C	S 10°48'39" W	225.85'
C-B	S 43°04'34" W	58.95'

APPROVED:

[Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

8/4/08
DATE

NOTES:

- A PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAP #51161C0166 G, DATED SEPTEMBER 28, 2007 AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
- THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THIS PROPERTY THAT ARE NOT SHOWN HEREON.
- P.K. NAILS WERE SET AT ALL CORNERS, UNLESS OTHERWISE NOTED.
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY OF THE NEW DIVISION LINES BETWEEN TRACTS C-1B-1 AND C-2A-1A. ALL OTHER PROPERTY LINES WERE TAKEN FROM EXISTING LAND RECORDS.
- APPROVAL HEREOF BY THE CITY OF ROANOKE SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE CITY OF ROANOKE SUBDIVISION ORDINANCE, PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RE-SUBDIVISION.
- THE INTENT OF THIS PLAT IS TO COMBINE AND RESUBDIVIDE ROANOKE CITY TAX PARCELS 3140301, 3140304 AND 3140305.
- A 15' SANITARY SEWER EASEMENT EXISTS PER M.B. 1, PG. 1980 CENTERED ON THE EXISTING SANITARY SEWER LINE SITUATED WITHIN THE EXISTING VARIABLE WIDTH ACCESS EASEMENT.
- THE LOCATIONS OF THE WATER AND SANITARY SEWER UTILITIES SHOWN HEREON WERE TAKEN FROM AVAILABLE UTILITY MAPS AND ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY EXCAVATION.
- SEE ORDINANCE NUMBER 14987 FOR VACATION OF RILEY BLVD. N.E. SAID ORDINANCE RESERVES PUBLIC EASEMENT FOR MAINTENANCE, REPAIR AND REPLACEMENT OF STORM DRAINS, SEWER AND WATER LINES AND OTHER MUNICIPAL USES.
- SEE ORDINANCE NUMBER 19469 FOR VACATION OF DALETON AVE. N.E. SAID ORDINANCE RESERVES PERPETUAL EASEMENT FOR SEWER LINES, DRAINS, WATERLINES AND OTHER PUBLIC UTILITIES.

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD ON AUGUST 4, 2008, AT 2:31 O'CLOCK P.M.

TESTEE: BRENDA S. HAMILTON

[Signature]
DEPUTY CLERK



PLAT SHOWING
RESUBDIVISION AND COMBINATION OF
ORIGINAL TRACTS C-1A-1 AND C-2A-1
(MAP BOOK 1, PAGE 2069 & 2070)
AND

TRACT C-1B
(MAP BOOK 1, PAGE 1980)
CREATING
TRACT C-1B-1 (6.314 AC.)
AND
TRACT C-2A-1A (17.170 AC.)

THE PROPERTY OF
HOLLINS ROAD WAREHOUSING, LLC
SITUATED ALONG HOLLINS ROAD
ROANOKE CITY, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPC.COM

4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018

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



DATE: July 29, 2008
COMM. NO.: 08-158
SCALE: 1" = 100'
SHEET 1 OF 2