

KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT THE J. GREGORY TINAGLIA REVOCABLE TRUST, J. GREGORY TINAGLIA (TRUSTEE) IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND (LOT 2) SUGAR LOAF CROSSING, SHOWN HEREON TO BE COMBINED BOUNDED BY OUTSIDE CORNERS 1 THRU 6 TO 17 TO 18 TO 12 THRU 16 TO 1 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED JANUARY 26, 2006 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #060001482.

THAT ECS PROPERTIES, LLC IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND (LOT 4) SUGAR LOAF CROSSING, SHOWN HEREON TO BE SUBDIVIDED AND COMBINED BOUNDED BY OUTSIDE CORNERS 9 THRU 11 TO 18 TO 17 TO 19 TO 20 TO 9 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNERS BY INSTRUMENT DATED MAY 7, 2008 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #080006061.

THAT THE ECS PROPERTIES, LLC & COOTS WARD MANAGEMENT COMPANY ARE THE FEE SIMPLE OWNERS AND PROPRIETORS OF THE LAND (TAX #5090210), SHOWN HEREON TO BE SUBDIVIDED BOUNDED BY OUTSIDE CORNERS 8 TO 20 TO 19 TO 7 TO 8 INCLUSIVE WHICH COMPRISES ALL OF THE PROPERTY CONVEYED TO SAID OWNER BY DEED DATED FEBRUARY 13, 2009 AND RECORDED IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA IN INSTRUMENT #090001666.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE SUBDIVIDED AND COMBINED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR 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. THE SAID OWNERS ALSO HERE CREATE THE NEW 20' PRIVATE STORMWATER MANAGEMENT ACCESS EASEMENT AND THE NEW VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT EASEMENT.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 18th DAY OF June, 2009.

J. Gregory Tinaglia
J. GREGORY TINAGLIA REVOCABLE TRUST, OWNER
J. GREGORY TINAGLIA, TRUSTEE

ECS Properties, LLC
ECS PROPERTIES, LLC, OWNER ITS
COOTS WARD
COOTS WARD MANAGEMENT COMPANY, OWNER ITS

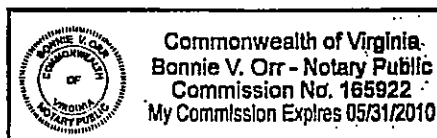
STATE OF VIRGINIA

County of Roanoke

I, Bonnie V. Orr, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT J. GREGORY TINAGLIA, TRUSTEE FOR THE J. GREGORY TINAGLIA REVOCABLE TRUST, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 18, 2009.

MY COMMISSION EXPIRES ON May 31, 2010

Bonnie V. Orr REG # 165922
NOTARY PUBLIC



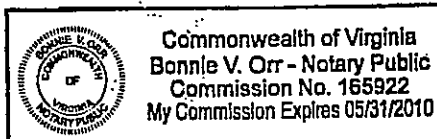
STATE OF VIRGINIA

County of Roanoke

I, Bonnie V. Orr, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Caren W. Robinson FOR ECS PROPERTIES, LLC, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 18, 2009.

MY COMMISSION EXPIRES ON May 31, 2010

Bonnie V. Orr REG # 165922
NOTARY PUBLIC



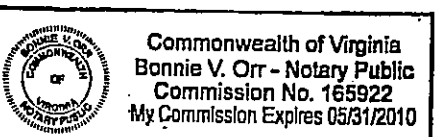
STATE OF VIRGINIA

County of Roanoke

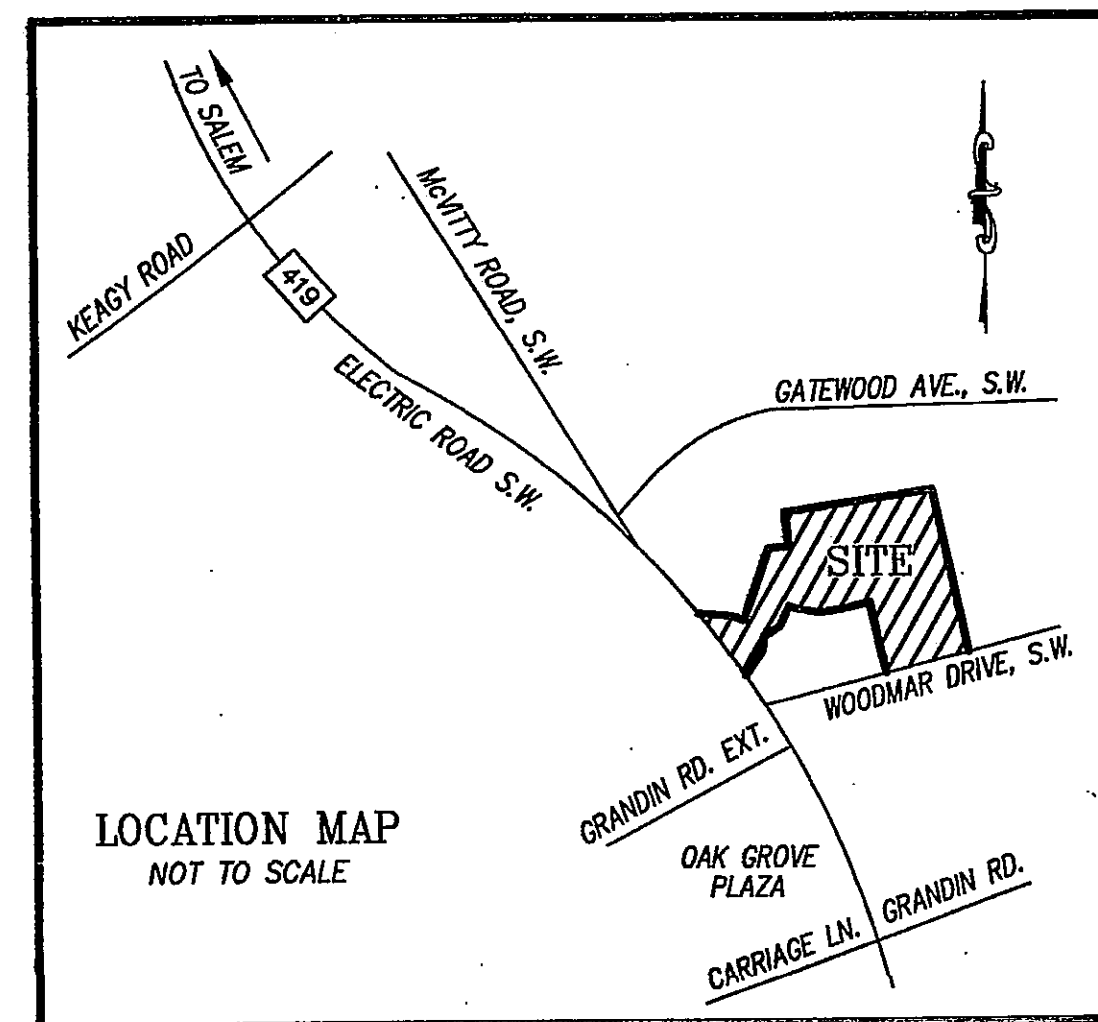
I, Bonnie V. Orr, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Brian Scott Ward FOR COOTS WARD MANAGEMENT COMPANY, OWNER HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON June 18, 2009.

MY COMMISSION EXPIRES ON May 31, 2010

Bonnie V. Orr REG # 165922
NOTARY PUBLIC



BOUNDARY COORDINATES ORIGIN OF COORDINATES ASSUMED		
CORNER	NORTHING	EASTING
1	3617578.14538	11037325.79637
2	3617584.05910	11037370.31520
3	3617584.93637	11037397.24091
4	3617668.16363	11037429.16525
5	3617671.06058	11037450.97368
6	3617712.69486	11037445.44314
7	3617745.53555	11037692.66970
8	3617524.08230	11037751.21437
9	3617485.61303	11037602.46476
10	3617634.73730	11037567.14456
11	3617625.05738	11037526.27527
12	3617625.45500	11037472.79371
13	3617608.00321	11037468.38520
14	3617586.52252	11037456.03091
15	3617569.27891	11037450.86778
16	3617517.58100	11037403.06012
1	3617578.14538	11037325.79637
TOTAL AREA = 1.2507 (54,482 S.F.)		



APPROVED: [Signature]
AGENT, CITY OF ROANOKE PLANNING COMMISSION

6/23/09
DATE

PLAT SHOWING THE COMBINATION AND SUBDIVISION OF
ORIGINAL LOT 2
SUGAR LOAF CROSSING (M.B 1, PG. 925)
CREATING

LOT 2A (17,389 S.F.)

PROPERTY OF
J. GREGORY TINAGLIA REVOCABLE TRUST
(INSTRUMENT #060001482)

ORIGINAL LOT 4
SUGAR LOAF CROSSING (M.B 1, PG. 925)
CREATING

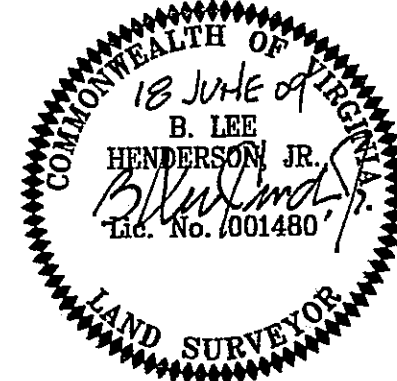
LOT 4A (20,000 S.F.)

PROPERTY OF
ECS PROPERTIES, LLC
(INSTRUMENT #080006061)

AND
ORIGINAL TAX #5090210
23,638 S.F.
CREATING

TRACT A (17,093 S.F.)

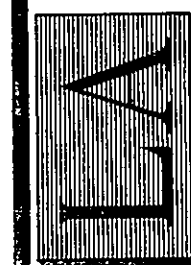
PROPERTY OF
ECS PROPERTIES, LLC &
COOTS WARD MANAGEMENT COMPANY
(INSTRUMENT #090001666)
SITUATED ALONG ELECTRIC ROAD, S.W. &
WOODMAR AVENUE, S.W.
CITY OF ROANOKE, VIRGINIA



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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: June 16, 2009
COMM. NO.: 07-256
SCALE: NONE
SHEET 1 OF 2