

LEGAL DESCRIPTION OF TRACT 1D1-1 (0.692 AC.)

BEGINNING AT CORNER #1, AN EXISTING REBAR IRON PIN, BEING THE SOUTHERLY CORNER OF TRACT 1D1-2 (P.B. 18, PAGE 97), PROPERTY OF LIBERTY PROPERTY LIMITED PARTNERSHIP, SAID POINT ALSO LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH CONCOURSE DRIVE (VIRGINIA ROUTE #5066);

THENCE LEAVING SOUTH CONCOURSE DRIVE AND WITH TRACT 1D1-2 N 36°44'57" E 124.99' TO CORNER #8, AN EXISTING REBAR IRON PIN;

THENCE LEAVING TRACT 1D1-2, S 53°15'03" E PASSING CORNER #7 AT 35.00', IN ALL 232.01' TO CORNER #9, AN EXISTING REBAR IRON PIN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF VALLEYPARK DRIVE (VIRGINIA ROUTE# 1948) AND ALSO BEING THE SOUTHERLY CORNER TO TRACT 1D2 PROPERTY OF MAGBEAR ASSOCIATES, LP (P.B. 13, Pg. 153);

THENCE LEAVING TRACT 1D2 AND WITH VALLEYPARK DRIVE FOR THE FOLLOWING 2 COURSES, AND WITH A CURVE TO THE LEFT, WHICH SAID CURVE IS DEFINED BY A DELTA ANGLE OF 09°46'36", A RADIUS OF 661.62', AN ARC OF 112.90', A CHORD OF 112.76' AND BEARING S 57°38'19" W TO CORNER #10, AN EXISTING REBAR IRON PIN;

THENCE S 52°45'01" W 41.00' TO CORNER #11, AN EXISTING REBAR IRON PIN;

THENCE LEAVING VALLEYPARK DRIVE AND WITH SOUTH CONCOURSE DRIVE THE FOLLOWING 3 COURSES, AND WITH A CURVE TO THE RIGHT, WHICH SAID CURVE IS DEFINED BY A DELTA ANGLE OF 90°00'00", A RADIUS OF 1457.40', AN ARC OF 47.12', A CHORD OF 42.43' AND BEARING N 82°14'59" W TO CORNER #12, AN EXISTING REBAR IRON PIN, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH CONCOURSE DRIVE;

THENCE N 37°14'59" W 102.00' TO CORNER #13, AN EXISTING REBAR IRON PIN;

THENCE WITH SOUTH CONCOURSE DRIVE AND WITH A CURVE TO THE LEFT, WHICH SAID CURVE IS DEFINED BY A DELTA ANGLE OF 01°50'47", A RADIUS OF 1457.40', AN ARC OF 46.93', A CHORD OF 46.98' AND BEARING N 38°10'22" W TO CORNER #1, THE PLACE OF BEGINNING AND CONTAINING 0.692 ACRES, BEING ALL OF TRACT 1D1-1, AS RECORDED IN P.B. 18, PAGE 97.

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED IN DEED BOOK 1493, PAGE 913 AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT No. 001700 BEARING AN EFFECTIVE DATE OF APRIL 17, 2000 AS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION.

LEGAL DESCRIPTION OF TRACT 1D1-2 (2.408 AC.)

BEGINNING AT CORNER #1, AN EXISTING REBAR IRON PIN, BEING THE WESTERLY CORNER OF TRACT 1D1-1 (P.B. 18, PAGE 97), PROPERTY OF LIBERTY PROPERTY DEVELOPMENT CORP. SAID POINT ALSO LOCATED ON THE NORTHERLY RIGHT-OF-WAY OF SOUTH CONCOURSE DRIVE (VIRGINIA ROUTE #5066);

THENCE LEAVING TRACT 1D1-1 AND WITH SOUTH CONCOURSE DRIVE WITH A CURVE TO THE LEFT, WHICH SAID CURVE IS DEFINE BY A DELTA ANGLE OF 12° 13' 10", A RADIUS OF 1457.40 FEET, AN ARC OF 310.82 FEET, A CHORD OF 310.23 FEET AND BEARING N 45° 12' 21" W TO CORNER #2, AN EXISTING P.K. NAIL, SAID POINT BEING ON THE EASTERLY PROPERTY LINE OF TRACT 3E-1A (P.B. 19, PAGE 40), PROPERTY OF OPTICAL CABLE CORP.;

THENCE LEAVING SOUTH CONCOURSE DRIVE AND WITH TRACT 3E-1A FOR THE FOLLOWING 4 COURSES, N 36° 44' 57" E 244.94 FEET TO CORNER #3, AN EXISTING REBAR IRON PIN;

THENCE S 53° 15' 03" E 25.00 FEET TO CORNER #4, AN EXISTING REBAR IRON PIN;

THENCE N 36° 44' 57" E 59.90 FEET TO CORNER #5, AN EXISTING REBAR IRON PIN;

THENCE S 53°15'03" E LEAVING TRACT 3E-1A, AT 57.38 FEET AND WITH TRACTS 1C AND 1B (P.B 11, PAGE 184 & P.B. 11, PAGE 46), IN ALL 317.17 FEET TO CORNER #6, AN EXISTING REBAR IRON PIN, SAID POINT LOCATED ON THE SOUTHERLY PROPERTY LINE OF TRACT 1B, PROPERTY OF LIBERTY PROPERTY LIMITED PARTNERSHIP, ALSO BEING THE NORTHERLY CORNER OF TRACT 1D2 (P.B. 13, PAGE 153), PROPERTY OF MAGBEAR ASSOCIATES, L.P.;

THENCE CONTINUING WITH THE WESTERLY PROPERTY LINE OF TRACT 1D2, S 36° 44' 57" W, 223.26 FEET TO CORNER #7, AN EXISTING REBAR IRON PIN, SAID POINT BEING THE SOUTHWESTERLY CORNER OF TRACT 1D2 AND ON THE NORTHEASTERLY PROPERTY LINE OF TRACT 1D1-1;

THENCE LEAVING TRACT 1D2 AND WITH TRACT 1D1-1, N 53° 15' 03" W 35.00 FEET TO CORNER #8, AN EXISTING REBAR IRON PIN, SAID POINT BEING THE NORTHERLY CORNER OF TRACT 1D1-1;

THENCE CONTINUING WITH THE TRACT 1D1-1, S 36° 44' 57" W 124.99 FEET TO CORNER #1, THE PLACE OF BEGINNING AND CONTAINING 2.408 ACRES, BEING ALL OF TRACT 1D1-2, AS RECORDED IN PLAT BOOK 18, PAGE 97.

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED IN DEED BOOK 1495, PAGE 1042 AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT No. 001211 BEARING AN EFFECTIVE DATE OF APRIL 17, 2000 REVISED MAY 24, 2000 AS PREPARED BY LAWYERS TITLE INSURANCE CORPORATION.

TRACT 1D1-1

UNIT DENSITY	
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED BY ZONING
NONE	NOT APPLICABLE

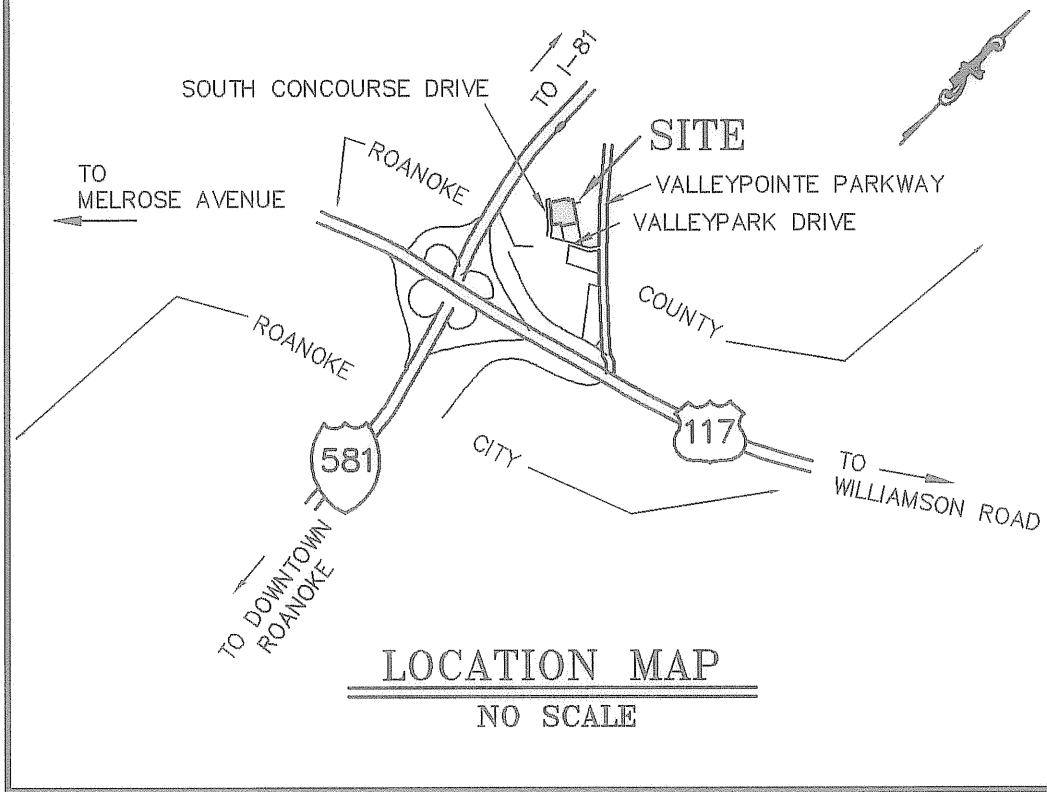
PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	68	68
HANDICAP	3	3
TOTAL	71	71

\* GENERAL OFFICE SPACE 3.5 SPACES / 1000 S.F.

TRACT 1D1-2

UNIT DENSITY	
UNITS OBSERVED ON SITE	MAXIMUM UNITS PERMITTED BY ZONING
NONE	NOT APPLICABLE

PARKING SPACE TABLE		
TYPE OF SPACE	TOTAL EXISTING	REQUIRED BY ZONING
REGULAR	0	N/A
HANDICAP	0	N/A
TOTAL	0	N/A



NOTES:

- ALL ABOVE GROUND STRUCTURES ARE BASED ON ACTUAL FIELD LOCATIONS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE.
- THE PROPERTY DESCRIBED ON THIS SURVEY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN ZONE X OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 51161C0024 D, BEARING THE DATE OF OCTOBER 15, 1993.
- IRON PINS HAVE BEEN SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THIS SURVEY IS BASED ON LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE DATED APRIL 17, 2000 REVISED MAY 24, 2000, COMMITMENT NO. 001211 AND COMMITMENT NO. 001700 DATED APRIL 17, 2000.
- THE SETBACKS FOR THE SUBJECT PROPERTY ARE BASED ON THE COUNTY OF ROANOKE ZONING REGULATIONS IN EFFECT AS OF THE DATE OF THIS SURVEY.  
ZONING: I-1 WITH CONDITIONS  
FRONT SETBACK: 30 FEET  
SIDE SETBACK: 10 FEET  
REAR SETBACK: 15 FEET  
HEIGHT: 45 FEET
- LEGAL REFERENCE TRACT 1D1-1: DEED FROM EIGHTH & MAIN GROUP, TO LIBERTY PROPERTY DEVELOPMENT CORP., A PENNSYLVANIA CORP. IN ROANOKE COUNTY DEED BOOK 1493, PAGE 913.  
LEGAL REFERENCE TRACT 1D1-2: DEED FROM LIBERTY PROPERTY DEVELOPMENT CORP. TO LIBERTY PROPERTY LIMITED PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP IN ROANOKE COUNTY DEED BOOK 1495, PAGE 1042.
- THERE EXISTS NO PHYSICAL EVIDENCE OF THE PROPERTY LINES SHOWN HEREON OTHER THAN CORNERS DENOTED HEREON.
- THERE ARE 68 MARKED REGULAR PARKING SPACES, 3 MARKED HANDICAPPED PARKING SPACES.
- SOUTH CONCOURSE DRIVE (50' R/W) IS A DEDICATED ROAD AND IS PUBLICLY MAINTAINED.
- THE MAXIMUM POSITIONAL TOLERANCE OF ALL PROPERTY CORNERS IS 0.08 FEET.

ALTA/ACSM LAND TITLE SURVEY  
SHOWING PROPERTY (0.692 Ac.) OF  
RVP DEVELOPMENT, LLC  
TAX PARCEL 37.07-1-14.9  
TRACTS 1D1-1  
AND PROPERTY (2.408 Ac.) OF  
ROANOKE VALLEYPONTE, LLC  
BEING  
TAX PARCEL 37.07-1-14.3  
TRACTS 1D1-2  
MAP OF RESUBDIVISION FOR  
LIBERTY PROPERTY DEVELOPMENT CORP.  
( P.B. 18, PAGE 97)  
SITUATED ALONG  
SOUTH CONCOURSE DRIVE  
HOLLINS MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SCALE: 1" = 30' DATE: 2 DECEMBER 1999  
REVISED DATE: 9 JUNE 2000

SURVEYORS CERTIFICATE

TIMOTHY HOELZLE, A REGISTERED LAND SURVEYOR, LICENSE No. 1754, IN AND FOR THE STATE OF VIRGINIA, AND LEGALLY DOING BUSINESS IN ROANOKE COUNTY, DOES HEREBY CERTIFY TO ARCHON FINANCIAL, L.P., ITS SUCCESSORS AND ASSIGNS, ROANOKE VALLEYPONTE, LLC, (TRACT 1D1-2); RVP DEVELOPMENT, LLC, (TRACT 1D1-1) AND LAWYERS TITLE INSURANCE CORPORATION THAT:

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (i) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND ACSM IN 1992 (AS MODIFIED); AND (ii) IN ACCORDANCE WITH THE "ARCHON FINANCIAL, L.P. STANDARD SURVEY REQUIREMENTS DATED SEPTEMBER 7, 1999," AND INCLUDES ALL ITEMS FROM THE SPECIAL ARCHON REQUIREMENTS SPECIFICALLY DEFINED THEREIN, AND (iii) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY.

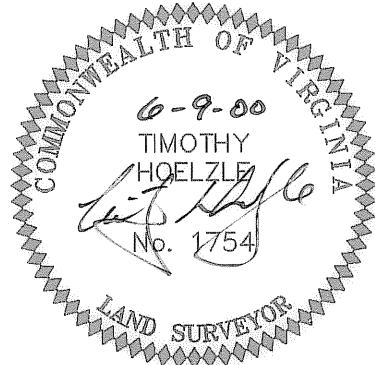
THE PARTIES LISTED IN THE FIRST PARAGRAPH OF THIS CERTIFICATE ARE ENTITLED TO RELY ON THE SURVEY AND THIS CERTIFICATE AS BEING TRUE AND ACCURATE.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF LAWYERS TITLE INSURANCE CORPORATION TITLE COMPANY'S COMMITMENT No. 001211 AND COMMITMENT NO. 001700 AND THE LOCATION OF ANY MATTERS SHOWN THEREON TO EXTENT IT CAN BE LOCATED, AS SHOWN ON THIS SURVEY WITH APPROPRIATE RECORDING REFERENCE.

*Timothy Hoelzle*  
(NAME)

REGISTRATION NO. 1754  
WITHIN THE STATE OF VIRGINIA  
DATE OF SURVEY 12/2/99  
DATE OF LAST REVISION 6/9/00

*June 9, 2000*  
(DATE)



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JUNE 9, 2000  
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