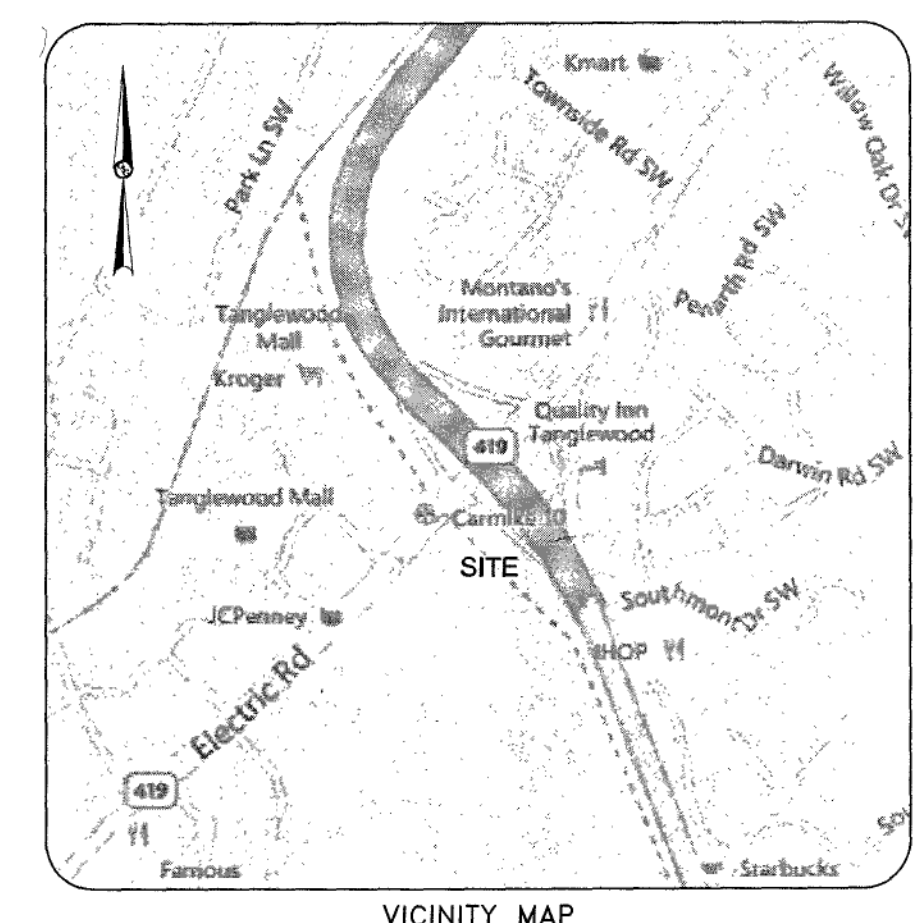


TITLE REPORT DESCRIPTION
ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN ROANOKE COUNTY, VIRGINIA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
PARCEL 1: FEE
ALL OF THOSE LOTS OR PARCELS OF LAND LOCATED IN THE CITY OF ROANOKE, VIRGINIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
NEW PARCEL B-1, CONSISTING OF 1.2714 ACRES, SHOWN ON A PLAT TITLED "PLAT SHOWING THE COMBINATION AND SUBDIVISION OF TAX 077-20-01-14.00-0000 (PARCEL B) TAX 077-20-01-15.01-0000 AND TAX 077-20-01-22.00-0000 PROPERTY OF MCNEIL PROPERTIES, LLC INSTRUMENT #200316394 CREATING HEREON NEW PARCEL B-1 1.2714 AC. (55,380 S.F.), TRACT 1 (1.1461 AC. (5,166 S.F.), TRACT 2 (1.1297 AC. (49,212 S.F.)), & TRACT 3 (2.4675 AC. (107,485 S.F.)) SITUATED ALONG ELECTRIC RD., FRANKLIN ROAD & SOUTH PEAK BLVD. CAVE SPRING MAGISTERIAL DISTRICT ROANOKE COUNTY, VIRGINIA, MADE BY LUMSDEN ASSOCIATES, P.C., AND RECORDED ON _____ IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE VIRGINIA AS INSTRUMENT # _____
PARCEL 2: EASEMENT
NONEXCLUSIVE EASEMENTS AS FURTHER DESCRIBED IN THE DECLARATION OF EASEMENTS AND COVENANTS, CONDITIONS AND RESTRICTIONS ARE RECORDED IN INSTRUMENT NO. 20100885 AND AMENDED IN INSTRUMENT NO. 20100884 AND AFFECTED BY THE DECLARATIONS THAT ARE RECORDED IN INSTRUMENT NO. 20100884 AS AMENDED IN INSTRUMENT NO. 20100778.
PARCEL 3: EASEMENT
NONEXCLUSIVE EASEMENTS AS FURTHER DESCRIBED IN THE RECIPROCAL EASEMENT AGREEMENT RECORDED ON _____ IN INSTRUMENT NO. _____
THE PROPERTY DESCRIBED ABOVE IS THE SAME AS SHOWN ON THE SURVEY AND TITLE REPORT LISTED HEREON.

MCNEIL PROPERTIES LLC
INST. NO. 200316394
TAX NO. 077-20-01-18.00-0000

MCNEIL PROPERTIES LLC
INST. NO. 200316394
TAX NO. 077-20-01-19.00-0000

MCNEIL PROPERTIES LLC
INST. NO. 200316394
TAX NO. 077-20-01-23.00-0000



MCNEIL PROPERTIES LLC
INST. NO. 200316394
TAX NO. 077-20-01-17.00-0000
(TITLE REPORT PARCEL 5)

MCNEIL PROPERTIES LLC
INST. NO. 200316394, INST. NO. 201202226
PLAT INST. NO. 201201979
TAX NO. 077-20-01-24.00-0000

MCNEIL PROPERTIES LLC
INST. NO. 200316394 &
PLAT INST. NO. 201302920
PARCEL C
(FORMER TAX NO. 077-20-01-21.00-0000)
(TITLE REPORT PARCEL 6)

MCNEIL PROPERTIES LLC
INST. NO. 201202227
TAX NO. 077-20-01-22.00-0000
(TITLE REPORT PARCEL 7)

RETAINING WALL EASEMENT
(COMMON AREA)
IN INST. #201213435
& INST. #201310815

NEW PARCEL B-1
AREA= 55,380 S.F.
OR 1.2714 AC.

SOUTH PEAK HOTEL, LLC
INST. NO. 201202226 AND
PLAT INST. NO. 201201979
TAX NO. 077-20-01-55.00-0000

12' ROADWAY EASEMENT
PER DB 1233, PG. 961
PB. 26, PG. 173

25' ACCESS EASEMENT
PER PB 19, PG. 7
INST. #200312753

MAP LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- FENCE
- EXIST. BUILDING FOOTPRINT AT GROUND LEVEL & DOORWAY
- EXISTING SPOT ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. TOP OF WALL ELEVATION
- EXIST. BOTTOM OF WALL ELEVATION
- UNDERGROUND ELEC. LINE PER UTILITY MARKOUT
- UNDERGROUND WATER LINE PER UTILITY MARKOUT & REF. #2
- AREA LIGHT
- MANHOLE
- SIGN
- D.C. DEPRESSION CURB
- C.C. CONCRETE CURB
- N.P.V. NO PIPE VISIBLE
- CLEANOUT
- DENOTES OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
- ⑦ TITLE REPORT EXCEPTION

WOODCLIFF INVESTMENTS LLC
PLAT INST. #201201979
TAX NO. 077-20-01-03.00-0000
(TITLE REPORT PARCEL 2)

- REFERENCES:
- MAP ENTITLED "PLAT FROM RECORDS SHOWING THE RESUBDIVISION FOR MCNEIL PROPERTIES, LLC, WOODCLIFF INVESTMENTS, LLC AND SLATE HILL, LLC, SHOWING 5.000 ACRES BEING COMBINED WITH TAX NUMBER 077-20-01-55.00-0000 CREATING PARCEL A (3.433 ACRES) AND COMBINING THE REMAINING PORTION OF TAX NUMBER 077-20-01-55.00-0000 WITH TAX NUMBER 077-20-01-55.00-0000 CREATING PARCEL B (1.567 ACRES) SITUATED ALONG SOUTH PEAK BLVD., CAVE SPRING MAGISTERIAL DISTRICT, THE COUNTY OF ROANOKE, VIRGINIA, DATED FEBRUARY 16, 2012, FILED IN THE COUNTY CLERK'S OFFICE IN PLAT BOOK AS INST. #201201979.
 - PLANS ENTITLED "SOUTH PEAK BOULEVARD PROJECT, ROANOKE COUNTY, VIRGINIA", PREPARED BY MATTERN & CRAIG CONSULTING ENGINEERS & SURVEYORS, LAST REVISED 10/10/12.
 - MAP ENTITLED "MASTER PLAN FOR SOUTH PEAK, SMITHPACKETT MED-COM, LLC, COMMERCIAL/RETAIL AREA (ZONE 2), ROANOKE COUNTY, VIRGINIA", PREPARED BY MATTERN & CRAIG, ISSUED ON JAN. 09, 2012, SHEET NO. 4.
 - MAP ENTITLED "BOUNDARY SURVEY FOR MID-ATLANTIC INVESTMENTS OF A 1.278 AC. PARCEL, A 2.300 AC. PARCEL AND 0.490 AC. PARCEL, SITUATE OFF ROUTE 419 (ELECTRIC ROAD)", PREPARED BY T. P. PARKER & SON, DATED JULY 8, 1999, FILED IN THE COUNTY CLERK'S OFFICE IN PLAT BOOK #41 PAGE 16.
 - MAP ENTITLED "COMBINATION PLAT SHOWING THE CONSOLIDATION OF TAX MAP PARCELS 77-20-1-12, 77-20-1-13, 77-20-1-14, PROPERTY OF L.D. WINTON, L.L.C., DEED BOOK 1580, PAGE 1480 CREATING PARCEL 1A BEING 0.589 ACRES AND A PRIVATE STORM WATER MANAGEMENT EASEMENT, CAVE SPRING MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA", PREPARED BY PARKER, PLANNERS, ARCHITECTS, ENGINEERS, SURVEYORS, DATED APRIL 22, 1999, FILED IN THE COUNTY CLERK'S OFFICE IN PLAT BOOK 22 AT PAGE 4.
 - MAP ENTITLED "RESUBDIVISION AND PLAT FROM RECORDS FOR MID-ATLANTIC INVESTMENTS SHOWING THE SUBDIVISION OF A 2.589 AC TRACT AND A 2.324 AC TRACT CREATING NEW TRACT "A" (0.984 AC) AND NEW TRACT "B" (0.988 AC), SITUATE OFF VA ROUTE 419, CAVE SPRING MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA, PREPARED BY T. P. PARKER & SON, DATED JULY 15, 1999, FILED IN THE COUNTY CLERK'S OFFICE IN PLAT BOOK #19 AT PAGE 7.
 - MAP ENTITLED "PLAT FROM RECORDS SHOWING THE RESUBDIVISION FOR MCNEIL PROPERTIES, LLC & SOUTH PEAK HOTEL, LLC, SHOWING THE RESUBDIVISION OF PARCEL A (3.433 ACRES) & PARCEL B (1.567 ACRES) SITUATED ALONG SOUTH PEAK BLVD., CAVE SPRING MAGISTERIAL DISTRICT, THE COUNTY OF ROANOKE, VIRGINIA", DATED FEBRUARY 16, 2012, FILED IN THE COUNTY CLERK'S OFFICE IN THE PLAT BOOK AS INST. #201201979.
 - OVERALL SITE PLAN, TEXAS ROADHOUSE, ROANOKE VIRGINIA, SOUTH PEAK BOULEVARD, PROJECT NO. 20140788.0, PREPARED BY GREENBERG FARROW, LAST REVISED 7/27/15, SHEET C3.1.
 - LETTER PREPARED BY ROBERT E. WILSON, RIGHT OF WAY COORDINATOR, APPALACHIAN POWER, DATED JULY 31, 2015.
 - SITE LAYOUT PLAN, TEXAS ROADHOUSE, ROANOKE VIRGINIA, SOUTH PEAK BLVD., PROJECT NO. 20140788.0, PREPARED BY GREENBERG FARROW, LAST REVISED 7/27/15, SHEET C3.0.
 - PRELIMINARY PLAT SHOWING THE COMBINATION AND SUBDIVISION OF TAX 077-20-01-14.00-0000, PROPERTY OF WOODCLIFF INVESTMENTS, LLC, INSTRUMENT #200312753 CREATING HEREON NEW PARCEL 1A-1, 1.0798 AC. (47,038 S.F.) AND TAX 077-20-01-15.00-0000 (PARCEL B), TAX 077-20-01-15.01-0000, TAX 077-20-01-17.00-0000 AND TAX 077-20-01-22.00-0000 PROPERTY OF MCNEIL PROPERTIES, LLC INSTRUMENT #200316394 CREATING HEREON NEW PARCEL B-1, 1.2714 AC. (55,380 S.F.), TRACT 1 (1.1461 AC. (5,166 S.F.)), TRACT 2 (1.1297 AC. (49,212 S.F.)), & TRACT 3 (2.4675 AC. (107,485 S.F.)) SITUATED ALONG ELECTRIC RD., FRANKLIN ROAD & SOUTH PEAK BLVD. CAVE SPRING MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA, PREPARED BY LUMSDEN ASSOCIATES, DATED 12/02/2015, SHEETS 1 & 2 OF 2.

UTILITIES:
THE FOLLOWING COMPANIES WERE NOTIFIED BY VIRGINIA CARE/MISS UTILITY SYSTEM (1-800-552-7001) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.
SERIAL NUMBER(S): A507601703-004

UTILITY COMPANY
APPALACHIAN POWER
COX COMMUNICATIONS
SIDERA NETWORKS
WESTERN VIRGINIA WATER AU
COMCAST
ROANOKE GAS
VERIZON

ZONING REQUIREMENTS FOR THE C-2 HIGH INTENSITY COMMERCIAL DIST.
REQUIRED:
FRONT YARD SIDE YARD (INTERIOR) REAR YARD MAX. BLDG. HEIGHT
30 FT. 0 FT. 15 FT. 27'-6" (12' FLAGPOLE)
NOTE: ZONING INFORMATION IS BASED UPON REF. #10 AND MUST BE CONFIRMED PRIOR TO USE

- NOTES:
- PROPERTY KNOWN AND DESIGNATED AS PART OF PARCEL NUMBERS 3, 11, 14, 15, 17, 21 & 22, BLOCK 1 ON PROPERTY IDENTIFICATION MAP 77-20, PREPARED BY THE COUNTY OF ROANOKE DEPARTMENT OF COMMUNITY DEVELOPMENT, LAST REVISED 2/06/2001.
 - AREA OF PROPOSED PARCEL = 55,380 S.F. OR 1.2714 AC.
 - LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALL LOCATIONS AND SIZES ARE BASED ON PRIOR UTILITY MARK-OUTS. ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS USED, WERE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARK-OUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES.
 - ELEVATIONS AND HORIZONTAL COORDINATES ARE BASED UPON REF. #2.
 - PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS IDENTIFIED ON NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) NO. 51161021G, MAP REVISED SEPTEMBER 28, 2007.

TO:
TEXAS ROADHOUSE HOLDINGS LLC;
FIRST AMERICAN 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 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(b), 7(a), 7(b)(1), 8, 9, 11(b) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 4/08/2015.

THIS "ALTA/ACSM LAND TITLE SURVEY, PARCEL NUMBERS 3, 11, 14, 15, 17, 21 & 22, BLOCK 1, ON PROPERTY IDENTIFICATION MAP 77-20, MCNEIL PROPERTIES, LLC & WOODCLIFF INVESTMENTS, LLC, INST. NO. 200316394, INST. NO. 201202227, INST. NO. 200312753 & INST. NO. 201201979, CAVE SPRING MAGISTERIAL DISTRICT, ROANOKE COUNTY, VIRGINIA" WAS COMPLETED UNDER MY SUPERVISION FROM JANUARY 15, 2012, TO APRIL 15, 2015. THE DATA INCLUDING METADATA MEETS MINIMUM STANDARD DETAIL REQUIREMENTS, UNLESS OTHERWISE NOTED.

NOT AND UNLESS OTHERWISE NOTED, I, THE SURVEYOR, HAVE REVIEWED THE DATA AND HAVE FOUND IT TO BE ACCURATE AND COMPLETE.

KEVIN F. STEINHILBER
VIRGINIA LICENSED LAND SURVEYOR

DATE: 04-28-2015

ALTA/ACSM LAND TITLE SURVEY
TEXAS ROADHOUSE
SOUTH PEAK BOULEVARD
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY & CITY OF ROANOKE,
COMMONWEALTH OF VIRGINIA

GALLAS SURVEYING GROUP

171 CHURCH LANE
NORTH BRUNSWICK,
NEW JERSEY 08902
TELE: 732-422-6700
FAX: 732-940-8786
www.gallasurvey.com

DATE	SCALE	DRAWN	CHECKED
04-28-2015	1"=30'	R.S.E.	G.S.G./V.M.F.

FIELD DATE	FIELD BOOK	PAGE	FIELD CREW
04-09-2015	42	152	P.P./J.V.

FILE NO.	DRAWING NAME/SHEET NO.
G15050	G15050.DWG 1 OF 1