

Being all that certain tract or parcel of land lying and being in the County of Roanoke, Virginia, and entitled "ALTA/ACSM Land Title Survey for Wal-Mart Real Estate Business Trust" prepared by Mattern Craig, Inc., David A. Perfater, LS, dated May 5, 2000 and being more particularly described as follows:

All that certain lot, piece or parcel of land, with all the improvements thereon and appurtenances thereunto belonging, lying and being in Hollins Magisterial District, County of Roanoke, Virginia, and designated as Lot 5, containing 28.509 acres, as shown on a plat of survey made by Mattern & Craig, Inc., Consulting Engineers - Surveyors, entitled "Subdivision Plat For F & W Community Development Corporation Showing Subdivision of A 56153 Ac. Tract and Creating New Lot 1 (1.050 Ac.), New Lot 2 (1.116 Ac.), New Lot 3 (3.532 Ac.), New Lot 4 (11.303 Ac.), New Lot 5 (28.509 Ac.), and New Lot 6 (10.643 Ac.), Hollins Magisterial District, The County of Roanoke, Virginia" dated June 30, 2000, last revised October 25, 2000, and recorded in the Clerk's Office, Circuit Court of the County of Roanoke, Virginia (the "Clerk's Office"), in Plat Book 23, Page 183, reference to which plat is hereby made for a more particular description of the property.

Beginning at an iron pin found at the southwest intersection of Challenger Avenue – U. S. Route 460 and Cloverdale Road – U. S. Route 220 Alt.; thence along the western line of Challenger Avenue – U. S. Route 460 the following course distances: (1) S. 36° 23' 59" W. 274.37 feet to a concrete monument; (2) thence S. 39° 35' 44" W. 450.00 feet to a concrete monument; and (3) thence S. 58° 53' 08" W. 12.76 feet to a point; thence leaving the western line of Challenger Avenue – U. S. Route 460 N. 51° 10' 03" W. 30.52 feet to an iron pin set; thence along a curve to the left with an radius of 100.00 feet, an arc distance of 82.93 feet and a chord bearing and distance of N. 74° 55' 33" W. 80.58 feet to an iron pin set; thence along a curve to the right with a radius of 190.00 feet, an arc distance of 178.17 feet and a chord bearing and distance of N. 71° 49' 10" W. 171.72 feet to an iron pin set; thence N. 44° 57' 17" W. 213.60 feet to an iron pin set; thence S. 45° 02' 11" W. 25.50 feet to an iron pin set; thence N. 44° 57' 17" W. 505.02 feet to an iron pin set; thence N. 89° 57' 17" W. 62.93 feet to an iron pin set; thence S. 45° 02' 11" W. 106.52 feet to an iron pin found; thence N. 44° 57' 17" W. 140.99 feet to an iron pin set; thence S. 27° 05' 52" W. 80.17 feet to an iron pin set; thence N. 13° 28' 09" W. 284.00 feet to an iron pin set; thence N. 09° 59' 49" W. 52.19 feet to an iron pin set; thence N. 35° 07' 46" E. 515.06 feet to an iron pin found; thence N. 09° 59' 49" W. 52.19 feet to an iron pin set; thence N. 89° 57' 17" W. 62.93 feet to an iron pin set; thence S. 64° 52' 02" E. 260.33 feet to an iron pin set; thence S. 05° 48' 50" E. 89.72 feet to an iron pin set; thence S. 89° 57' 17" W. 62.93 feet to an iron pin found; thence S. 33° 29' 53" E. 241.20 feet to an iron pin found; thence S. 01° 40' 36" W. 66.23 feet to an iron pin found; thence S. 58° 05' 46" E. 52.61 feet to an iron pin found; thence S. 02° 06' 15" W. 85.31 feet to an iron pin found; thence S. 52° 37' 52" E. 303.19 feet to an iron pin found; thence S. 43° 13' 55" E. 426.49 feet to the point and place of beginning.

Together with all rights, easements and benefits, including, without limitation, the right of ingress and egress to and from Crumacker Drive (State Route 781) as set forth in that certain Easement Agreement dated _____, 2000, and recorded in the Clerk's Office simultaneously herewith.

| | CURVE TABLE | | | | | |
|---------|-------------|---------|---------|-----------|---------------|----------|
| | RADIUS | LENGTH | TANGENT | DELTA | CHORD BEARING | DISTANCE |
| CURVE 1 | 1098.93' | 130.19' | 65.17' | 6°47'16" | S02°34'49"E | 130.11' |
| CURVE 2 | 1078.93' | 319.78' | 161.07' | 16°58'55" | S18°07'12"E | 318.61' |
| CURVE 3 | 100.00' | 82.93' | 44.02' | 47°31'00" | N74°55'33"E | 80.58' |
| CURVE 4 | 190.00' | 178.17' | 96.25' | 43°43'46" | N71°49'10"W | 171.72' |

| | |
|----------|-----------------|
| WAL-MART | +/-184,501 S.F |
| PARKING | 889 SPACES |
| RATIO | 4.82/1,000 S.F. |

MINIMUM SETBACK REQUIREMENTS:

FRONT YARD:
PRINCIPAL STRUCTURE: 30 FEET, OR 20 FEET WHEN ALL PARKING IS
LOCATED BEHIND THE FRONT BUILDING LINE
ACCESSORY STRUCTURES: BEHIND THE FRONT BUILDING LINE
SIDE YARD:
NONE

REAR YARD:
PRINCIPAL STRUCTURES: 15 FEET
ACCESSORY STRUCTURES: 3 FEET
HEIGHT LIMITATIONS:
45' FOR ALL STRUCTURES
MAXIMUM COVERAGE:
BUILDING COVERAGE - 50% OF THE TOTAL LOT AREA
LOT COVERAGE - 90% OF THE TOTAL LOT

Proposed Height - 26'-8"

4.23 Ac./27,729 Ac. = 15
16.3 Ac./27,729 Ac. = 58

MINIMUM PARKING REQUIREMENTS:

| | | |
|---|-----|-----------------------|
| <u>RETAIL SALES/SHOPPING CENTER</u> | | |
| STANDARD PARKING SPACES - 4.4 : 1000 SQ. FT. | 867 | = 4.7:1000 S.F. |
| HANDICAP PARKING SPACES - 2% OF TOTAL | 22 | = 2.54% OF TOTAL |
| COMPACT PARKING SPACES - 30% OF TOTAL PARKING | 0 | |
| | 889 | TOTAL (4.8:1000 S.F.) |

LANDSCAPING REQUIREMENTS:

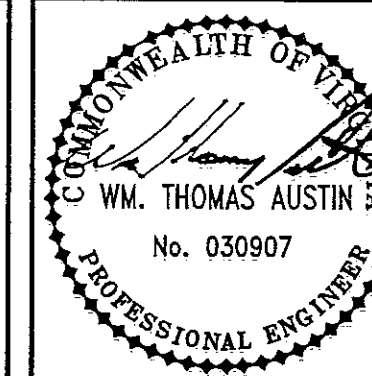
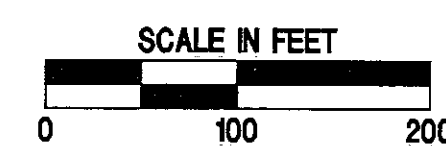
7% OF INTERIOR PARKING AREA SHALL BE LANDSCAPED
DUMPSTERS & ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED

BUFFER YARD REQUIREMENTS (C-2 ADJACENT TO R-1):

| TYPE | OPTION I | OPTION II |
|------|----------------------|-------------------------|
| D | -6 FOOT SCREENING | -35 FOOT BUFFER YARD |
| | -25 FOOT BUFFER YARD | -LARGE EVERGREEN TREES |
| | -LARGE AND SMALL | -SMALL EVERGREEN SHRUBS |
| | EVERGREEN TREES | AND ONE ROW OF |
| | | EVERGREEN SHRUBS |

FUTURE DEVELOPMENT ON LOTS 1-4 & LOT 6 SHALL COMPLY WITH THE BUFFER YARD REQUIREMENTS AS DESCRIBED ABOVE AND IN ACCORDANCE WITH THE ROANOKE COUNTY PLANNING & ZONING ORDINANCE.

ALL DIMENSIONS SHOWN HEREON ARE TO BACK OF CURB
CURB & GUTTER IS VDOT STD. CG-6
RAISED CURB ISLANDS ARE VDOT STD. CG-2

[illegible]

Commission No.: 1823
 Drawn By: JPR
 Checked By: WTA
 Date: 9/28/01
 Project Coordinator:
 WTA



WAL-MART STORE #3243-00
OVERALL DEVELOPMENT
PLAN
ROANOKE COUNTY, VIRGINIA

Vertical Scale:
N/A

Horizontal Scale:
1"=100'

Issue Date:
9/28/01

Sheet No.:

G-4