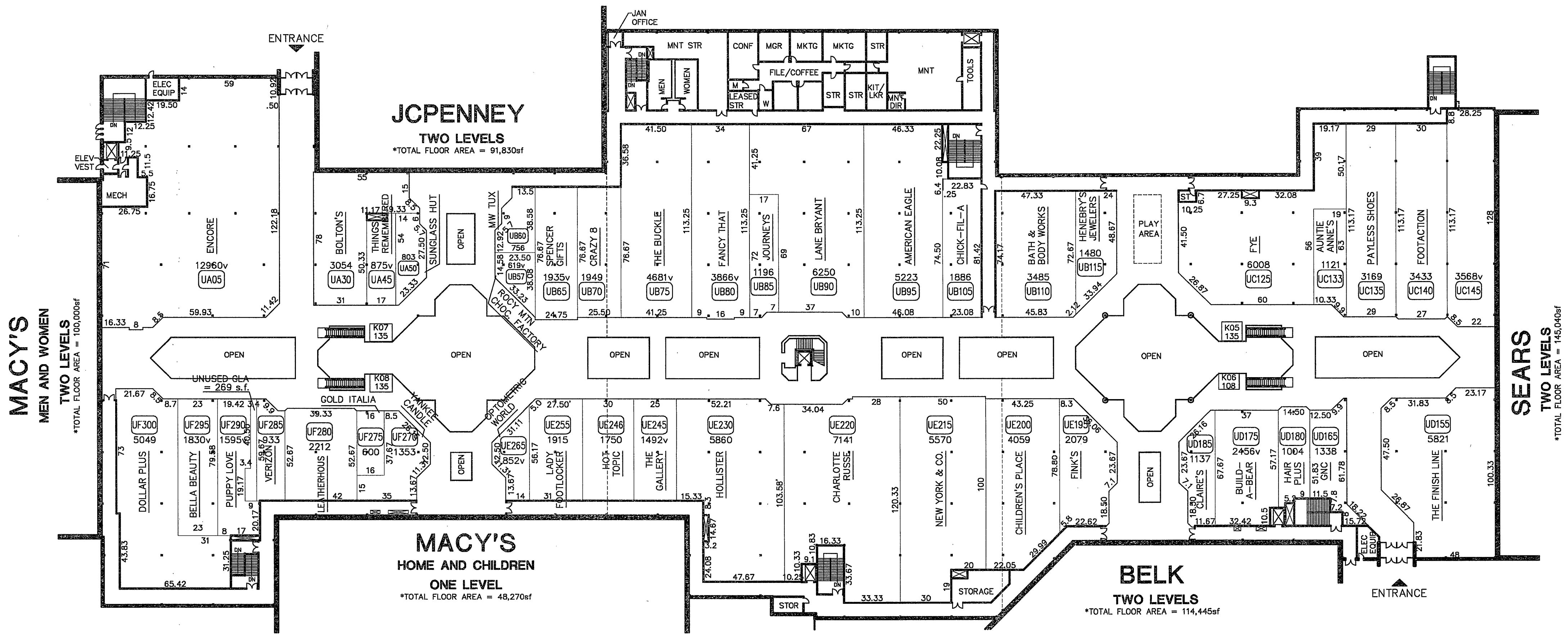




BUILDING STATISTICS			
	LP1	LP2	TOTAL
MALL STORES G.L.A.	158,931	124,728	283,659
IN-LINE G.L.A.			
THE DISTRICT AT VALLEY VIEW	45,791		
MALL STORES NON-LEASEABLE AREA			
STORAGE	3,536	953	4,489
ENCLOSED MALL	56,789	39,458	96,247
CORRIDOR	19,451	18,557	38,008
MAINTENANCE	311	3,895	4,206
MISCELLANEOUS	13,918	6,525	20,443
TOTAL NON-LEASEABLE	94,005	69,387	163,393
MALL STORES T.B.A.	253,641	195,372	447,052

LEGEND

INF - INFORMATION BOOTH	MCU - MALL CLEAN UP
DIR - MALL DIRECTORY	MNT - MAINTENANCE RM
STR - MALL STORAGE	ELEV - ELEVATOR
TEL - TELEPHONE	EER - ELEV EQUIP RM
LOCK - LOCKERS	SPR - SPRINKLER RM
CAN - CAN WASH	ELEC - ELECTRICAL RM
JCL - JANITOR CLOSET	SGR - SWITCH GEAR RM
	TRAN - TRANSFORMER

0 20' 40' 80' 120'

000 - UNIT SQ. FT.
000 - UNIT NUMBER

SCALE: 1"=40'

REVISION: 10/01/2009

EXHIBIT PRINTING DATE 10/01/2009

JOB NUMBER: 24012

IN-HOUSE DATE: 09/10/2003

CAD FILENAME: VLP2

DRAWING NUMBER: LP 2

ADDED DBA TO UNIT UB80, REVISED DBA FOR UNIT UF300, UF290 & UB15, REMOVED DBA FROM UNIT K07.	01	AYS	01	AYS	10/01/2008
COMBINED UNITS UA05 THRU UA17 FOR NEW DBA, REVISED DBA FOR UNIT UB15, REMOVED DBA FROM UNIT UA30.	02	AYS	02	AYS	04/01/2009
ADDED DBA TO UNIT UA30 & UF295, REMOVED DBA FROM UNIT EU245 & UB57.	03	AYS	03	AYS	10/01/2009
ADDED DBA TO UNIT UB57, UB70 & UE245.	04	DDL	04	DDL	04/01/2010

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LEASE PLAN
UPPER LEVEL

VALLEY VIEW MALL
4208 VALLEY VIEW BOULEVARD, NW, ROANOKE, VA 24012
PHONE: 540-583-4400

VALLEY VIEW MALL

THIS PLAN SHALL NOT BE DEEMED TO BE A WARRANTY, REPRESENTATION OR AGREEMENT ON THE PART OF THE LANDLORD THAT THE SHOPPING CENTER WILL BE, OR WILL CONTINUE TO BE AS INDICATED HEREON WITHOUT CHANGE. LANDLORD MAY, FROM TIME TO TIME, INCREASE, REDUCE, AND/OR CHANGE THE PARKING AREAS OR COMMON AREAS AS LANDLORD SHALL DEEM PROPER. LANDLORD RESERVES THE RIGHT TO CHANGE THE GENERAL LAYOUT, AND TO MAKE ALTERATIONS AND ADDITIONS TO, AND TO BUILD ADDITIONAL STORES ON THE BUILDING IN WHICH THE PREMISES ARE CONTAINED OR WHICH OTHERWISE COMPOSE THE SHOPPING CENTER AND TO MAKE ANY OTHER CHANGES AS MAY BE REQUIRED BY APPLICABLE CODE OR AUTHORITIES. THIS PLAN IS SUBJECT TO CHANGE, AND IS NOT A WARRANTY, REPRESENTATION OR AGREEMENT THAT PROSPECTIVE TENANTS OR ANCHOR STORES SHOWN HEREON WILL BE TENANTS OR ANCHOR STORES AT THE LOCATIONS SHOWN OR AT ANY OTHER LOCATION IN THE SHOPPING CENTER.