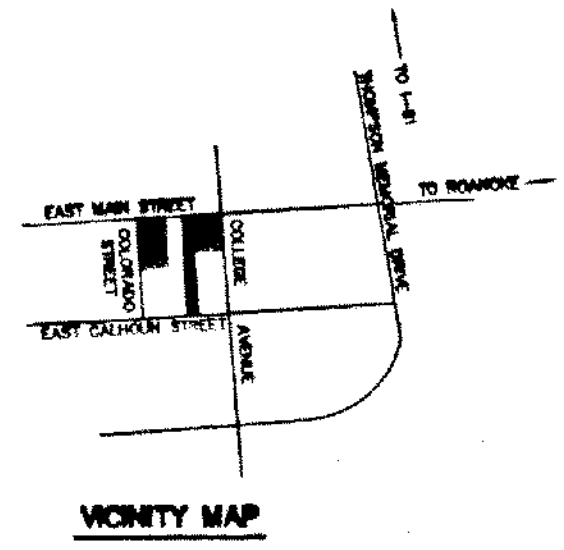


Description of Parcel 3 (0.242 ac.) situate on East Main Street and Colorado Street, Salem, Virginia

BEGINNING at a P.K. Nail set at the southeast intersection of Colorado Street and East Main Street, said point being designated corner no. 9 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for East Main Properties, L.L.C." by T. P. Parker & Son dated December 15, 1997; Thence with the southerly right-of-way of East Main Street, N 76°52'00" E, 63.79 feet to a point designated corner no. 10; Thence leaving the southerly right-of-way of East Main Street and with the westerly line of a 0.115 ac. Parcel, S 13°08'00" E, 165.00 feet to a point on the northerly property line of Salem Bank & Trust (D.B. 97, pg. 367) designated corner no. 13; Thence with the northerly line of Salem Bank & Trust, S 76°52'00" W, 63.79 feet to a P.K. Nail set on the easterly right-of-way of Colorado Street designated corner no. 14; Thence with the easterly right-of-way of Colorado Street, N 13°08'00" W, 165.00 feet to the POINT-OF-BEGINNING and containing 0.242 ac.



Description of Parcel 2 (0.115 ac.) situate on East Main Street, Salem, Virginia

STARTING at a P.K. Nail set at the southeast intersection of Colorado Street and East Main Street, said point being designated corner no. 9 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for East Main Properties, L.L.C." by T. P. Parker & Son dated December 15, 1997; Thence with the southerly right-of-way of East Main Street, N 76°52'00" E, 63.79 feet to the ACTUAL POINT OF BEGINNING, designated corner no. 10; Thence continuing with the southerly right-of-way of East Main Street, N 76°52'00" E, 30.33 feet to a point designated corner no. 11; Thence leaving the southerly right-of-way of East Main Street and with the westerly property line of Joe F. Roudabush, et ux property (D.B. 169, pg. 631) and Salem Bank & Trust property (D.B. 97, pg. 367), S 13°08'00" E, 165.00 feet to a P.K. Nail set designated corner no. 12; Thence with the northerly line of Salem Bank & Trust property, S 76°52'00" W, 30.33 feet to a point designated corner no. 13; Thence with the easterly line of a 0.242 ac. parcel, N 13°08'00" W, 165.00 feet to the POINT-OF-BEGINNING and containing 0.115 ac.

Description of Parcel 1 (0.323 ac.) situate on East Main Street, College Avenue and East Calhoun Street, Salem, Virginia

BEGINNING at the southwest corner of College Avenue and East Main street, said point being the corner of a 5-story brick and glass building and designated corner no. 1 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for East Main Properties, L.L.C." by T. P. Parker & Son dated December 15, 1997; Thence with the westerly right-of-way of College Avenue, S 13°08'00" E, 75.20 feet to a P.K. Nail set designated corner no. 2; Thence leaving College Avenue and with the northerly line of a 10' x 67' Driveway Easement (D.B. 755, pg. 392), S 76°52'00" W, 67.00 feet to a P.K. Nail set designated corner no. 3; Thence with the westerly line of said driveway easement and the property of David G. Weinman, et ux (D.B. 180, pg. 757), S 13°08'00" E, 88.80 feet to an old pin found designated corner no. 4; Thence with the northerly line of the John D. & Cuba H. Rice property (D.B. 60, pg. 331), S 76°52'00" W, 36.20 feet to an old pin found designated corner no. 5; Thence with the westerly line of said Rice property, S 13°08'00" E, 94.30 feet to a pin set on the northerly right-of-way of East Calhoun Street designated corner no. 6; Thence with the northerly right-of-way of East Calhoun Street, S 77°11'00" W, 12.00 feet to a pin set designated corner no. 7; Thence leaving the northerly right-of-way of East Calhoun Street and with the easterly line of the Edward W. Lautenschlager, et als property (D.B. 170, pg. 348), N 13°08'00" W, 258.23 feet to a P.K. Nail set on the southerly right-of-way of East Main street designated corner no. 8; Thence with the southerly right-of-way of East Main Street, N 76°52'00" E, 115.20 feet to the POINT OF BEGINNING and containing 0.323 ac.

**SYMBOLS**

SS	SANITARY SEWER LINE
W	WATERLINE
SD	STORM DRAIN
G	GAS LINE
OHW	OVERHEAD ELECTRIC LINE
UE	UNDERGROUND TEL OR ELEC LINE
●	WATER OR GAS METER
— —	VALVE
—◇—	FIRE HYDRANT
—○—	MANHOLE
—○—	CLEANOUT
— —	DROP INLET (CURB OR GRATE)
—+—	UTILITY POLE, GUY & ANCHOR
—○—	LIGHT POLE
—x—	FENCE
— —	HANDICAPPED SPACE

**CERTIFICATION**  
TO EAST MAIN PROPERTIES, L.L.C., METLIFE CAPITAL FINANCIAL CORPORATION, AND LAWYERS TITLE INSURANCE CORPORATION;

THIS IS TO CERTIFY 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, AND INCLUDES ITEMS 1,2,3,4,5,7(a),7(b), 7(c),8,9,10,11 AND 13 OF TABLE "A" THEREOF, AND (H) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA AND ACSM AND IN EFFECT ON THE DATE) OF THIS CERTIFICATION OF AN URBAN SURVEY.

*John T. Parker* Dec 23, 1997  
JOHN T. PARKER, L.S. DATE

- NOTES:**
- THIS PLAT IS BASED ON PREMIER TITLE AGENCY, L.C. TITLE COMMITMENT CASE NO. PTA-0410 DATED DECEMBER 2, 1997.
  - THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP. THIS DETERMINATION IS BASED ON SAID MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS.
  - THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AVAILABLE RECORDS AND SHOULD BE CONSIDERED APPROXIMATE.

THIS SURVEY IS BASED ON A CURRENT FIELD SURVEY AND LEGAL DESCRIPTION CONTAINED IN D.B. 269, PG. 649.

- EASEMENTS**
- D.B. 292, PG. 458 - EASEMENT TO APPALACHIAN POWER COMPANY (BLANKET EASEMENT - NO SPECIFIC LOCATION)
  - D.B. 199, PG. 501 - 5' WIDE TELEPHONE EASEMENT (AS SHOWN)

**ZONING**  
SUBJECT PROPERTY IS ZONED B-2 (BUSINESS)  
SETBACKS - 25' FROM CENTERLINE OF CALHOUN STREET  
30' FROM CENTERLINE OF EAST MAIN STREET,  
COLORADO STREET AND COLLEGE AVENUE  
HEIGHT = 80'

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 11:17 O'CLOCK A.M. ON THIS 29 DAY OF December, 1997.

TESTE: CHANCE CRAWFORD  
CLERK  
BY: Melinda Klyates  
DEPUTY CLERK

URBAN CLASS ALTA/ACSM LAND TITLE SURVEY FOR EAST MAIN PROPERTIES, L.L.C.

OF A 0.323 AC. PARCEL, A 0.115 AC. PARCEL AND A 0.242 AC. PARCEL SITUATE ON EAST MAIN STREET, COLLEGE AVENUE, EAST CALHOUN STREET AND COLORADO STREET SALEM, VIRGINIA

REvised: DECEMBER 22, 1997  
DECEMBER 15, 1997

SCALE: 1" = 30'

DESIGNED BY: DAP  
DRAWN BY: DAP  
CHECKED BY: W.P. 87-1487  
N.R. WN-129  
TAX NO. 106-13-1,2,8

T. P. PARKER & SON  
229 Boulevard  
Post Office Box 89  
Salem, Virginia 24186  
Telephone: 703-697-1188  
FAX: 703-698-9797

