

KNOW ALL MEN BY THESE PRESENTS, TO WIT,

THAT HSN REALTY, LLC, SUCCESSOR BY MERGER WITH HSN REALTY, INC, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 5, INCLUSIVE TO 1; CORNERS 6 THROUGH 13, INCLUSIVE TO 6; CORNERS 14 THROUGH 19, INCLUSIVE TO 14, WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 145, PAGE 316, DATED DECEMBER 5, 1988; DEED BOOK 145, PAGE 320, DATED DECEMBER 5, 1988; DEED BOOK 160, PAGE 598, DATED MAY 23, 1990; AND DEED BOOK 318, PAGE 138, DATED NOVEMBER 8, 1999.

OWNER DOES BY THE VIRTUE OF THE RECORDATION OF THIS PLAT, DEDICATE IN FEE SIMPLE TO THE CITY OF SALEM ALL OF THE LAND EMBRACED WITH THE STREETS FOR PUBLIC USE, UNLESS OTHERWISE NOTED.

IN WITNESS THEREOF IS HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS, THIS 26th DAY OF July 2005.

HSN REALTY, LLC, OWNER

BY: [Signature]
SIGNATURE OF AUTHORIZED AGENT
Steve Armstrong Zlatos
PRINT NAME DATE

STATE OF Florida
County of Pinellas

I, Mary Osborne, A NOTARY PUBLIC IN AND FOR THE AFORESAID County AND STATE DO HEREBY CERTIFY THAT Steve Armstrong Zlatos, Secretary OF HSN REALTY, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING DATED July 26, 2005, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID County AND STATE AND ACKNOWLEDGED THE SAME ON July 26, 2005.

MY COMMISSION EXPIRES ON March 20, 2007
[Signature]
NOTARY PUBLIC

BOUNDARY COORDINATES AREA #1
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
1	1974.62058	866.90415
2	1987.25182	1134.58152
3	1986.67003	1245.69503
4	1965.61047	1257.10169
5	1977.54029	1178.41848
1	1974.62058	866.90415

AREA = 0.062 AC. (2,695 S.F.)

BOUNDARY COORDINATES AREA #3
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
14	1876.73374	1441.03945
15	1707.92940	1480.11915
16	1497.72006	1449.45293
17	1690.33803	1428.09297
18	1697.87807	1428.99429
19	1877.04738	1381.13846
14	1876.73374	1441.03945

AREA = 0.317 AC. (13,797 S.F.)

BOUNDARY COORDINATES AREA #2
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
6	1888.67899	1433.81856
7	1887.80834	1404.48320
8	1887.97580	1372.50087
9	1922.43614	1337.34980
10	1986.37023	1302.72066
11	1985.77139	1418.77447
12	1977.12879	1401.75072
13	1937.35348	1395.19808
6	1888.67899	1433.81856

AREA = 0.164 AC. (7,134 S.F.)

PORTION OF BRAND AVENUE VACATED BY ORDINANCE IN DEED BOOK 164, PAGE 121
ORIGIN OF COORDINATES ASSUMED

COR.	NORTHING	EASTING
A	1406.73949	1394.19222
B	1438.62828	1396.95409
C	1879.63038	1303.67179
4	1965.61047	1257.10169
9	1922.43614	1337.34980
D	1903.44325	1347.63708
E	1888.06343	1355.76391
8	1887.97580	1372.50087
19	1877.04738	1381.13846
F	1877.15132	1361.28708
17	1690.33803	1428.09297
A	1406.73949	1394.19222

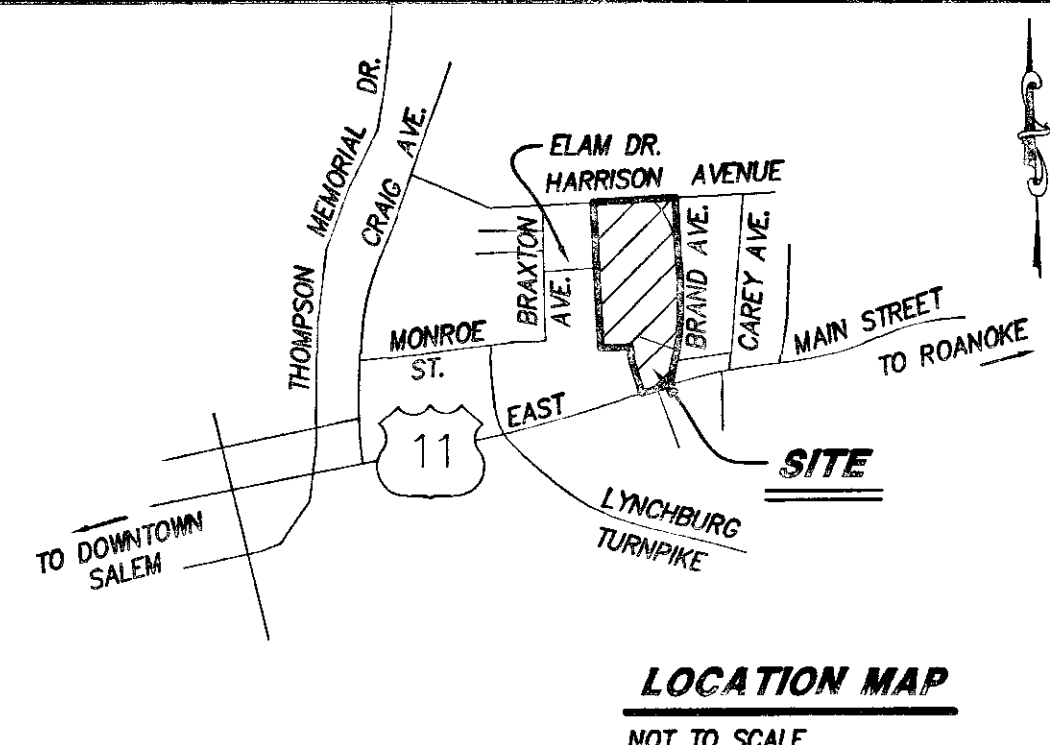
AREA = 0.440 (19,150 S.F.)

LEGEND

[Symbol]	CURB DRAINAGE INLET
[Symbol]	DROP INLET
[Symbol]	DRAINAGE MANHOLE
[Symbol]	WATER MANHOLE
[Symbol]	UTILITY POLE
[Symbol]	EXISTING PAVEMENT
[Symbol]	W.M. WATER METER
[Symbol]	FIRE HYDRANT
[Symbol]	POST INDICATOR VALVE
[Symbol]	OVERHEAD UTILITY LINES
[Symbol]	FENCE
[Symbol]	AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES
[Symbol]	AREA TO BE VACATED BY ORDINANCE - D.B. 164, PG. 121

ABBREVIATIONS

D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PVT.	PRIVATE
PG.	PAGE
CH.	CHORD
CONC.	CONCRETE
AC.	ACRES
COS.	CITY OF SALEM
S.F.	SQUARE FEET
EX.	EXISTING
I.P.F.	IRON PIN FOUND
P.I.V.	POST INDICATOR VALVE
G.	GASLINE
TYP.	TYPICAL
OHU	OVERHEAD UTILITY LINE
F.H.	FIRE HYDRANT
D.I.	DRAINAGE INLET
W.M.	WATER METER
R/W	RIGHT-OF-WAY
S.D.M.H.	STORM DRAIN MANHOLE

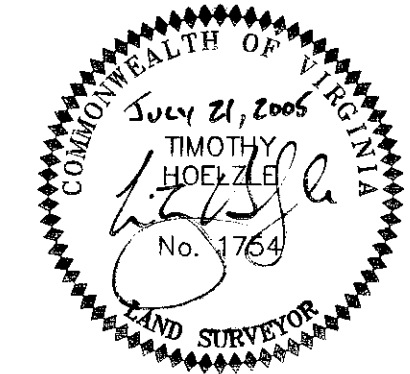


** THIS PLAT WAS PREPARED PURSUANT TO CONDITION # 1 OF ORDINANCE PASSED BY THE COUNCIL OF CITY OF SALEM, ON AUGUST 27, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF SALEM, VA. IN DEED BOOK 164, PAGE 121. **

APPROVED:
[Signature] 7/29/05
JAMES E. TALIAFERRO II, P.E., L.S. DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION
[Signature] 7-27-2005
CHARLES E. VAN ALLMAN, JR., P.E. DATE
CITY ENGINEER, CITY OF SALEM

CLERK'S CERTIFICATE:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERE TO ANNEXED IS ADMITTED TO RECORD ON July 27, 2005, AT 3:42 O'CLOCK P.M.
TESTEE: GARY CHANCE CRAWFORD
[Signature]
DEPUTY CLERK

- NOTES:**
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
 - IRON PINS WERE SET AT PROPERTY CORNERS AS SHOWN HEREON.
 - THE PROPERTY SHOWN HEREON DOES NOT FALL WITHIN LIMITS OF A 100 YEAR FLOOD BOUNDARY AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #5101410041F, MAP #51161C0041F DATED FEBRUARY 4, 2005. "ZONE X"
 - THIS PLAT IS NOT BASED ON A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES THAT EFFECT THE SUBJECT PROPERTY.
 - LEGAL REFERENCES:
DEED BOOK 145, PAGE 316, DATED DECEMBER 5, 1988
DEED BOOK 145, PAGE 320, DATED DECEMBER 5, 1988
DEED BOOK 160, PAGE 598, DATED MAY 23, 1990
DEED BOOK 318, PAGE 138, DATED NOVEMBER 8, 1999
 - THIS PROPERTY IS ZONED LM - LIGHT MANUFACTURING AS OF THE DATED OF THIS PLAT.



PLAT SHOWING
PROPERTY OF
HSN REALTY, LLC
BEING DEDICATED TO THE
CITY OF SALEM, VA.
FOR PUBLIC STREET PURPOSES
AND A PORTION OF BRAND AVENUE
AS VACATED BY ORDINANCE
IN DEED BOOK 164, PAGE 121
SITUATED ALONG
HARRISON AVENUE AND BRAND AVENUE
SALEM, VIRGINIA

PHONE: (540) 774-4411
FAX: (540) 772-9445
E-MAIL: MAIL@LUMSDENPCC.COM
4664 BRAMBLETON AVENUE, SW
P.O. BOX 20669
ROANOKE, VIRGINIA 24018
LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA
DATE: JULY 21, 2005
SCALE: 1" = 60'
COMM. NO.: 04-2-15
CADD FILE: F:\2004\04215\SUR\04215R01.DWG
SHEET 1 OF 2

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	250.00'	79.92'	40.31'	79.58'	N 81°22'43" W	18°19'01"
C2	25.00'	46.89'	34.07'	40.31'	S 09°21'18" W	107°27'29"
C3	300.00'	62.25'	31.24'	62.13'	S 38°25'48" E	11°53'18"
C4	250.00'	49.30'	24.73'	49.23'	N 45°34'07" W	11°18'00"
C5	300.00'	175.77'	90.49'	173.27'	S 13°02'05" E	33°34'12"
C6	843.55'	194.23'	97.55'	193.80'	N 06°19'40" W	13°11'32"
C7	250.00'	189.99'	99.85'	185.45'	N 14°57'16" W	43°32'32"
C8	793.55'	457.05'	235.06'	450.76'	N 11°56'36" W	32°59'59"
C9	250.00'	91.64'	46.34'	91.13'	S 61°43'09" E	21°00'06"
C10	843.55'	17.40'	8.70'	17.39'	S 27°51'09" E	17°0'53"
C11	250.00'	13.93'	6.97'	13.93'	S 38°19'20" E	3°11'34"
C12	843.55'	198.86'	99.89'	198.40'	N 19°40'39" W	13°30'25"

PORTION OF TAX #74-2-1 * TAX NUMBERS SHOWN HEREON ARE TAKEN FROM THE CURRENT CITY OF SALEM RECORDS.
 PROPERTY OF HSN REALTY, LLC
 TRACT 2 - PARCEL 1 - D.B. 145, PG. 320
 SEE PLAT SHOWING PROPERTY TO BE CONVEYED TO BRAND INVESTMENT CORPORATION PREPARED BY RAYMOND C. WEEKS, L.S. DATED MAY 18, 1970

PORTION OF TAX #74-2-1 PROPERTY OF HSN REALTY, LLC
 TRACT 2 - PARCEL 2 - D.B. 145, PG. 320
 SEE PLAT SHOWING PROPERTY TO BE CONVEYED TO BRAND INVESTMENT CORPORATION PREPARED BY RAYMOND C. WEEKS, L.S. DATED MAY 18, 1970

AREA #2 DEDICATED FOR STREET PURPOSES
 (SEE TABLE)

AREA #1 DEDICATED FOR STREET PURPOSES
 (SEE TABLE)

AREA #1 TO BE DEDICATED FOR STREET PURPOSES

LINE	BEARING	DISTANCE
1-2	N87°17'54"E	267.98'
2-3	S89°42'00"E	111.12'
3-4	S28°26'30"E	23.95'
4-5	N81°22'43"W	79.58' CH.
5-1	S89°27'47"W	311.53'

AREA = 0.062 AC. (2,695 S.F.)

AREA #2 TO BE DEDICATED FOR STREET PURPOSES

LINE	BEARING	DISTANCE
6-7	S88°18'00"W	29.35'
7-8	N89°42'00"W	31.98'
8-9	N45°34'07"W	49.23' CH.
9-10	N28°26'30"W	72.71'
10-11	S89°42'16"E	116.06'
11-12	S63°05'03"W	19.09'
12-13	S09°21'18"W	40.31' CH.
13-6	S38°25'48"E	62.13' CH.

AREA = 0.164 AC. (7,134 S.F.)

AREA #3 TO BE DEDICATED FOR STREET PURPOSES

LINE	BEARING	DISTANCE
14-15	S13°02'05"E	173.27' CH.
15-16	S08°18'00"W	212.43'
16-17	N06°19'40"W	193.80' CH.
17-18	N06°49'00"E	7.59'
18-19	N14°57'16"W	185.45' CH.
19-14	S89°42'00"E	59.90'

AREA = 0.317 AC. (13,797 S.F.)

PORTION OF BRAND AVENUE VACATED BY ORDINANCE IN D.B. 164, PG. 121

LINE	BEARING	DISTANCE
A-B	N04°57'00"E	32.01'
B-C	N11°56'36"W	450.76' CH.
C-4	N28°26'30"W	97.78'
4-9	S61°43'09"E	91.13' CH.
9-D	S28°26'30"E	21.60'
D-E	S27°51'09"E	17.39' CH.
E-8	S89°42'00"E	16.74'
8-19	S38°19'20"E	13.93' CH.
19-F	N89°42'00"W	19.85'
F-17	S19°40'39"E	198.40' CH.
17-A	S06°49'00"W	285.62'

AREA = 0.440 AC. (19,130 S.F.)

TAX #73-1-6 PROPERTY OF THE VIRGINIA DEPARTMENT OF HIGHWAYS D.B. 569, PG. 363

TAX #73-3-5 PROPERTY OF PRESTON TRAIL & ROBERT TRAIL W.B. 25, PG. 115

PORTION OF TAX #73-3-7 PROPERTY OF HSN REALTY, LLC D.B. 160, PG. 598
 SEE PLAT ENTITLED SURVEY FOR HSN REALTY, INC., A DELAWARE CORPORATION, BY RAYMOND C. WEEKS WITH T. P. PARKER & SONS, ENGINEERS & SURVEYORS DATED MAY 2, 1990

PORTION OF TAX #73-3-7 PROPERTY OF HSN REALTY, LLC PORTION OF TRACT 1 D.B. 145, PG. 320 PARCEL 2, P.B. 1, PG. 15

TAX #74-2-7 PROPERTY OF HSN REALTY, LLC 0.089 AC. PORTION OF TRACT 1 - D.B. 145, PG. 320 PARCEL 4, P.B. 1, PG. 15

PORTION OF BRAND AVENUE VACATED BY ORDINANCE IN DEED BOOK 164, PAGE 121
 (SEE TABLE, THIS PAGE)

1-STORY BLOCK & STEEL-SIDED WAREHOUSE

TAX #84-2-12 PROPERTY OF HSN REALTY, LLC PARCEL 1 - D.B. 318, PG. 138 PARCEL 1, P.B. 1, PG. 15

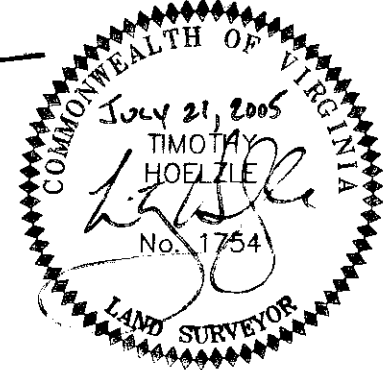
LEGEND

	CURB DRAINAGE INLET
	DROP INLET
	DRAINAGE MANHOLE
	WATER MANHOLE
	UTILITY POLE
	EXISTING PAVEMENT
	WATER METER
	FIRE HYDRANT
	POST INDICATOR VALVE
	OVERHEAD UTILITY LINES
	FENCE
	AREA TO BE DEDICATED FOR PUBLIC STREET PURPOSES
	AREA TO BE VACATED BY ORDINANCE - D.B. 164, PG. 121

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S.D.M.H.	STORM DRAIN MANHOLE

** THIS PLAT WAS PREPARED PURSUANT TO CONDITION # 1 OF ORDINANCE PASSED BY THE COUNCIL OF CITY OF SALEM, ON AUGUST 27, 1990 AND RECORDED IN THE CLERK'S OFFICE OF THE CITY OF SALEM, VA. IN DEED BOOK 164, PAGE 121. **



PLAT SHOWING PROPERTY OF **HSN REALTY, LLC** BEING DEDICATED TO THE **CITY OF SALEM, VA.** FOR PRIVATE STREET PURPOSES AND A PORTION OF BRAND AVENUE AS VACATED BY ORDINANCE IN DEED BOOK 164, PAGE 121 SITUATED ALONG HARRISON AVENUE AND BRAND AVENUE SALEM, VIRGINIA

PHONE: (540) 774-4411 FAX: (540) 772-9445 E-MAIL: MAIL@LUMSDENPC.COM
 4664 BRAMBLETON AVENUE, SW P.O. BOX 20669 ROANOKE, VIRGINIA 24018
LUMSDEN ASSOCIATES, P.C. ENGINEERS-SURVEYORS-PLANNERS ROANOKE, VIRGINIA
 DATE: JULY 21, 2005 SCALE: 1" = 60' COMM. NO: 04-215 CADD FILE: FA2004\04215\SURV\04215R001.DWG SHEET 2 OF 2