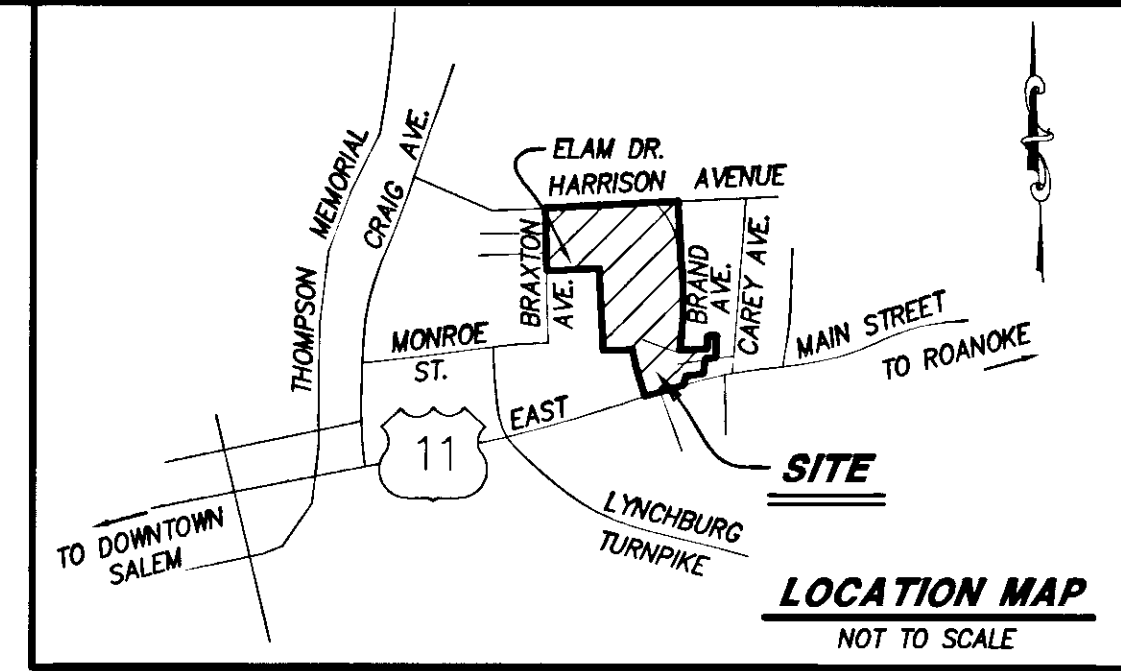


PARCEL REFERENCES:

- (A)** TAX #84-2-12
PROPERTY OF HSN REALTY, LLC
PARCEL 1 - D.B. 318, PG. 138
PARCEL 1, P.B. 1, PG. 14 & 15
- (B)** TAX #83-1-13
PROPERTY OF HSN REALTY, LLC
PARCEL 2 - D.B. 318, PG. 138
PARCEL 5, P.B. 1, PG. 14 & 15
- (C)** PORTION OF TAX #84-2-12
PROPERTY OF HSN REALTY, LLC
PARCEL 3 - D.B. 318, PG. 138
SEE PLAT MADE FOR THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SALEM, VIRGINIA PREPARED BY RAYMOND C. WEEKS, L.S. DATED FEBRUARY 24, 1970 REVISED APRIL 22, 1970
- (D)** TAX #108-1-3.1
PROPERTY OF HSN REALTY, LLC
D.B. 163, PG. 285 (DEED OF CORRECTION)
D.B. 162, PG. 747 (ERRONEOUS DEED)
- (E)** TAX #74-2-7
PROPERTY OF HSN REALTY, LLC
TRACT 1 - D.B. 145, PG. 320
PARCEL 4, P.B. 1, PG. 14 & 15
- (F)** PORTION OF TAX #73-3-7
PROPERTY OF HSN REALTY, LLC
TRACT 1 - D.B. 145, PG. 320
PARCEL 2, P.B. 1, PG. 14 & 15
- (G)** TAX #74-2-2
PROPERTY OF HSN REALTY, LLC
D.B. 145, PG. 316
- (H)** 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
- (I)** PORTION OF TAX #74-2-1
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
- (J)** 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 DELEWARE CORPORATION, BY RAYMOND C. WEEKS WITH T. P. PARKER & SONS, ENGINEERS & SURVEYORS DATED MAY 2, 1990
- (K)** TAX #73-3-3
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY D.B. 145, PG. 325 - DATED DECEMBER 5, 1988
PROPERTY MAY BE SUBJECT TO CONVEYANCE FROM GEORGE D. SHAVERS, BARBARA J. SHAVERS AND MARY E. WHITLOCK TO WILLIAM E. LEE PER DEED DATED NOVEMBER 2, 1992 RECORDED AT D.B. 192, PG. 507 TAX RECORDS INDICATE WILLIAM E. LEE AS OWNER, HOWEVER, THE PROPERTY DESCRIPTION IN D.B. 145, PG. 325 ENCOMPASSES THE PROPERTY CONVEYED TO WILLIAM E. LEE.
- (L)** TAX #73-3-2
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY D.B. 145, PG. 325 - DATED DECEMBER 5, 1988
PARCEL 8 - P.B. 1, PG. 14 & 15
PORTION (10' STRIP) OF THE PROPERTY DESCRIBED IN D.B. 145, PG. 325 WAS PREVIOUSLY DEDICATED FOR STREET PURPOSES BY P.B. 1, PG. 14 & 15.
PARCEL ALSO CONVEYED TO HSN REALTY, INC. AS A PORTION OF TRACT 1 - D.B. 145, PG. 320
- (M)** TAX #73-3-1
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY D.B. 145, PG. 325 - DATED DECEMBER 5, 1988
- (N)** TAX #84-2-1
PROPERTY OF HSN REALTY, LLC
EMMA M. WATSON - LIFE ESTATE
PORTION OF PROPERTY CONVEYED BY D.B. 145, PG. 314
PARCEL 7 - P.B. 1, PG. 14 & 15
- (O)** TAX #84-2-2
PROPERTY OF HSN REALTY, LLC
PORTION OF PROPERTY CONVEYED BY D.B. 145, PG. 314
PARCEL 6 - P.B. 1, PG. 14 & 15
- (P)** TAX #83-1-11
PROPERTY OF HSN REALTY, LLC
PROPERTY CONVEYED BY D.B. 145, PG. 318
LOTS 15 & 16 - SUBDIVISION OF THE HANSBROUGH & BAER TRACT - P.B. 1, PG. 98 DATED FEBRUARY 4, 1928 (PLAT RECORDED IN ROANOKE COUNTY)



NOTES:

1. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
2. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
3. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN LIMITS OF A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY FEMA. THIS OPINION IS BASED ON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS AND HAS BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. SEE COMMUNITY PANEL #510141 0041F, MAP #51161C 0041F DATED FEBRUARY 4, 2005. "UNSHADED ZONE X"
4. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES. STORM DRAIN STRUCTURES, SANITARY SEWER MANHOLES, AND ALL OTHER SURFACE UTILITIES WERE FIELD LOCATED. ALL UNDERGROUND UTILITIES SHOWN HEREON WERE ESTABLISHED USING ABOVE GROUND STRUCTURES AND AVAILABLE UTILITY MAPS. ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY CONSTRUCTION.
5. THIS SURVEY OF PARCELS A THROUGH J, INCLUSIVE AND N THROUGH P, INCLUSIVE, IS BASED ON A LAWYERS TITLE INSURANCE CORPORATION COMMITMENT FOR TITLE INSURANCE, CASE NO. SC05200LT, EFFECTIVE JULY 14, 2005. PARCELS K, L AND M ARE NOT BASED ON A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ALL ENCUMBRANCES TO THE PROPERTY.
6. THE CITY OF SALEM ZONING REGULATIONS FOR RSF (RESIDENTIAL SINGLE FAMILY) ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK - 25 FEET, IF RIGHT-OF-WAY IS 50 FEET OR GREATER IN WIDTH; 50 FEET FROM CENTERLINE OF ANY RIGHT-OF-WAY LESS THAN 50 FEET IN WIDTH. HOWEVER, IF AN ADJOINING LOT IS DEVELOPED, NO PRINCIPAL STRUCTURE SHALL BE REQUIRED TO HAVE A FRONT YARD GREATER THAN THAT OBSERVED BY AN EXISTING BUILDING ON AN ADJOINING LOT.
SIDE YARD SETBACK - ANY SIDE YARD SHALL BE A MINIMUM OF 10 PERCENT OF LOT WIDTH. HOWEVER, TOTAL SIDE YARDS SHALL NOT BE REQUIRED TO EXCEED 25 FEET.
REAR YARD SETBACK - 25 FEET
MAXIMUM BUILDING HEIGHT - 45 FEET; PRINCIPAL STRUCTURES EXCEEDING 45 FEET IN HEIGHT SHALL REQUIRE A SPECIAL EXCEPTION PERMIT IN ACCORDANCE WITH SEC. 106-524 OF THE ZONING ORDINANCE.
7. THE CITY OF SALEM ZONING REGULATIONS FOR LM (LIGHT MANUFACTURING) ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK - NO MINIMUM
SIDE YARD SETBACK - NO MINIMUM
REAR YARD SETBACK - NO MINIMUM
MAXIMUM BUILDING HEIGHT - 45 FEET
8. THE CITY OF SALEM ZONING REGULATIONS FOR HBD (HIGHWAY BUSINESS DISTRICT) ZONING ARE AS FOLLOWS:
FRONT YARD SETBACK - 30 FEET FROM STREET CENTERLINE
SIDE YARD SETBACK - NO MINIMUM
REAR YARD SETBACK - NO MINIMUM
MAXIMUM BUILDING HEIGHT - 80 FEET
9. THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
A) EASEMENT GRANTED BY ORTHO-VENT SHOE COMPANY, INCORPORATED TO APPALACHIAN ELECTRIC, POWER COMPANY TO CONSTRUCT, OPERATE AND MAINTAIN OR REMOVE AN ELECTRIC POWER LINE DATED SEPTEMBER 19, 1956 AND RECORDED IN DEED BOOK 563, PAGE 208. (LOCATION UNKNOWN)
B) SIGN SPACE AGREEMENT GRANTED TO DOMINION SIGNS, INC., DATED AUGUST 27, 1959 AND RECORDED IN DEED BOOK 625, PAGE 15. (LOCATION UNKNOWN)

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 10, 2005, AT 6:38 O'CLOCK A.M.

TESTEE: GARY CHANCE CRAWFORD
Gary Chance Crawford
DEPUTY CLERK

THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION OR COMBINATION OF LAND UNDER THE CITY OF SALEM SUBDIVISION AND/OR ZONING ORDINANCES

BOUNDARY SURVEY
PREPARED FOR
VALLEY PROPERTIES, LLC
AND
L & M PROPERTIES, LLC
SHOWING 24.580 ACRES TOTAL
COMPRISING 13 INDIVIDUAL TAX PARCELS
SITUATED ALONG EAST MAIN STREET,
BRAND AVENUE, HARRISON AVENUE
AND BRAXTON AVENUE
CITY OF SALEM, VIRGINIA



TAX PARCEL INFORMATION		
TAX PARCEL NO.	ZONING	AREA
73-3-1	RSF	0.419 AC.
73-3-2	RSF	0.741 AC.
73-3-3	RSF	0.320 AC.
73-3-7	LM	5.286 AC.
74-2-1	RSF	0.096 AC.
74-2-2	RSF	0.067 AC.
74-2-7	LM	0.089 AC.
83-1-11	RSF	0.333 AC.
83-1-13	HBD	1.046 AC.
84-2-1	RSF	0.700 AC.
84-2-2	LM	0.234 AC.
84-2-12	LM	11.496 AC.
108-1-3.1	LM	3.753 AC.
TOTAL AREA (ALL PARCELS) = 24.580 AC.		

ABBREVIATIONS	
D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PVT.	PRIVATE
PG.	PAGE
CHD.	CHORD
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
AC.	ACRES
A/C	AIR CONDITIONING
COS	CITY OF SALEM
S.F.	SQUARE FEET
EX.	EXISTING
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
P.I.V.	POST INDICATOR VALVE
APCO	APPALACHIAN POWER COMPANY
S	SANITARY SEWER
W	WATERLINE
G	GASLINE
TYP.	TYPICAL
UGE	UNDERGROUND ELECTRIC LINE
OHE	OVERHEAD ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
F.H.	FIRE HYDRANT
D.I.	DRAINAGE INLET
W.M.	WATER METER
S.D.M.H.	STORM DRAIN MANHOLE

LEGEND	
	CURB DRAINAGE INLET
	GRATE INLET
	LIGHT POLE
	SANITARY SEWER MANHOLE
	DRAINAGE MANHOLE
	WATER MANHOLE
	UTILITY POLE
	TELEPHONE PEDESTAL
	GUY WIRE
	EXISTING PAVEMENT
	NUMBER OF PARKING SPACES
	WATER METER
	FIRE HYDRANT
	POST INDICATOR VALVE
	SANITARY SEWER CLEANOUT
	OVERHEAD UTILITY LINES
	GAS VALVE

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P.O. BOX 20669
ROANOKE, VIRGINIA 24018

LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA

DATE: July 26, 2005
COMM. NO.: 04-215LM
SCALE: 1" = 60'

SHEET 1 OF 3

04215rco2-sheet2.plt

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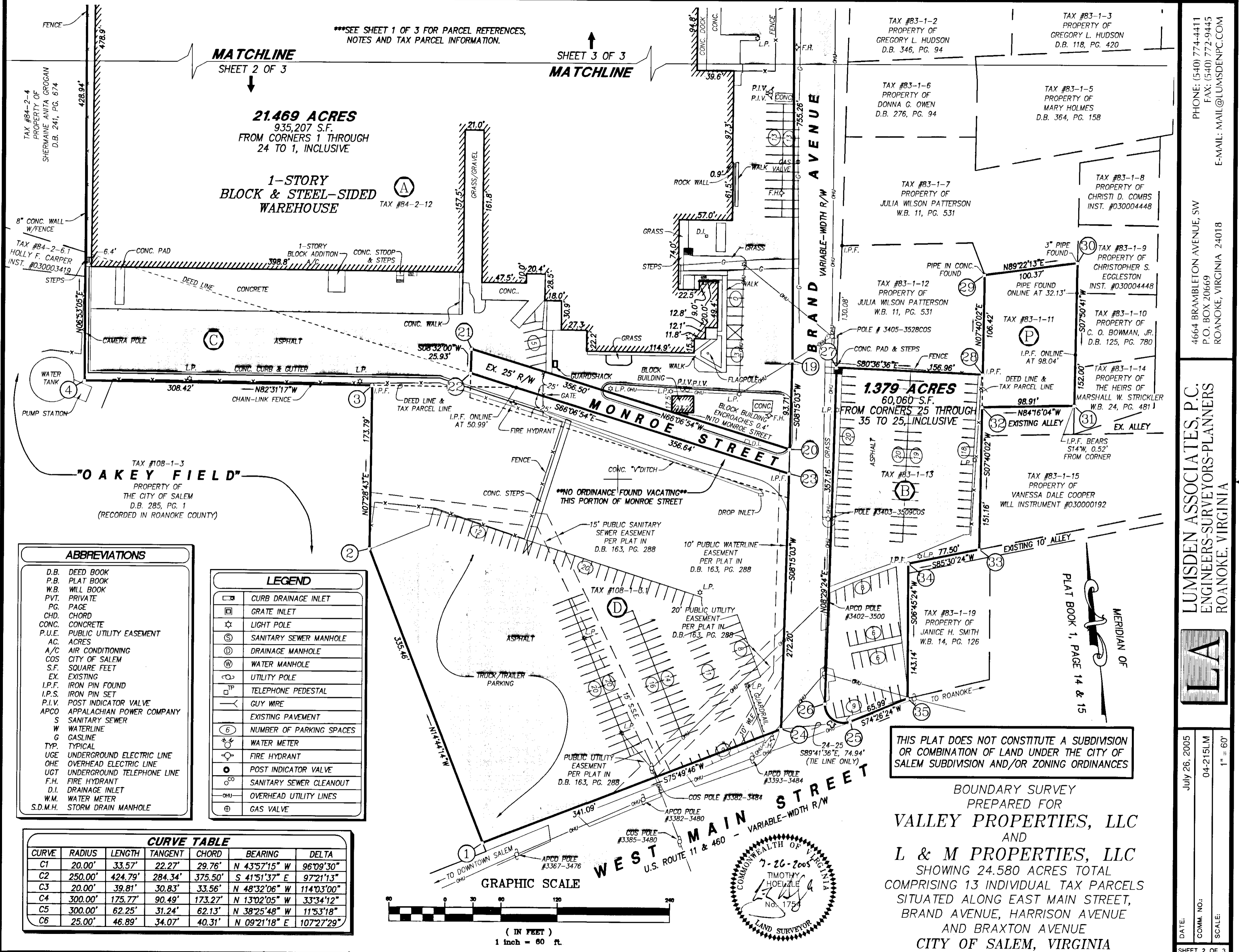
***SEE SHEET 1 OF 3 FOR PARCEL REFERENCES, NOTES AND TAX PARCEL INFORMATION.

MATCHLINE SHEET 2 OF 3

SHEET 3 OF 3 MATCHLINE

21.469 ACRES
935,207 S.F.
FROM CORNERS 1 THROUGH 24 TO 1, INCLUSIVE

1-STORY BLOCK & STEEL-SIDED WAREHOUSE



ABBREVIATIONS

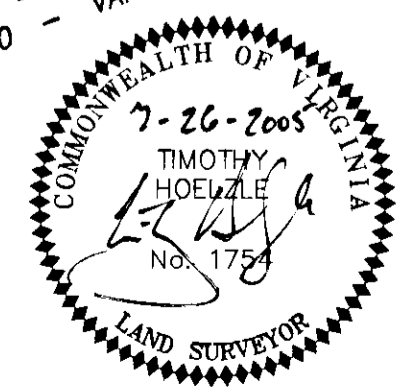
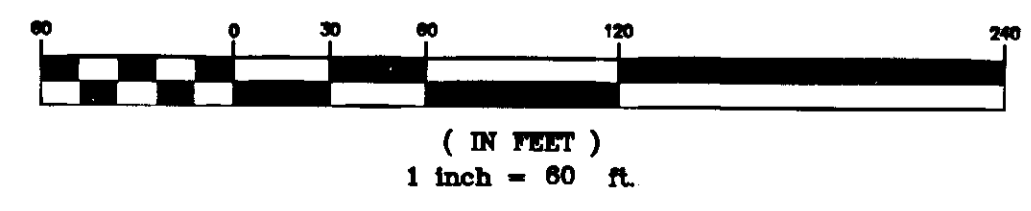
- D.B. DEED BOOK
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- P.V. PRIVATE
- P.G. PAGE
- CHD. CHORD
- CONC. CONCRETE
- P.U.E. PUBLIC UTILITY EASEMENT
- AC. ACRES
- A/C AIR CONDITIONING
- COS CITY OF SALEM
- S.F. SQUARE FEET
- EX. EXISTING
- I.P.F. IRON PIN FOUND
- I.P.S. IRON PIN SET
- P.I.V. POST INDICATOR VALVE
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LEGEND

- CURB DRAINAGE INLET
- GRATE INLET
- LIGHT POLE
- DRAINAGE MANHOLE
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- UTILITY POLE
- TELEPHONE PEDESTAL
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- NUMBER OF PARKING SPACES
- WATER METER
- FIRE HYDRANT
- POST INDICATOR VALVE
- SANITARY SEWER CLEANOUT
- OVERHEAD UTILITY LINES
- GAS VALVE

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	33.57'	22.27'	29.76'	N 43°57'15" W	96°09'30"
C2	250.00'	424.79'	284.34'	375.50'	S 41°51'37" E	97°21'13"
C3	20.00'	39.81'	30.83'	33.56'	N 48°32'06" W	114°03'00"
C4	300.00'	175.77'	90.49'	173.27'	N 13°02'05" W	33°34'12"
C5	300.00'	62.25'	31.24'	62.13'	N 38°25'48" W	11°53'18"
C6	25.00'	46.89'	34.07'	40.31'	N 09°21'18" E	107°27'29"



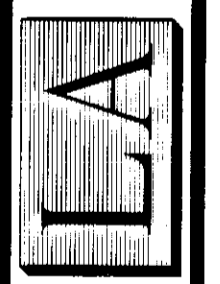
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BOUNDARY SURVEY
PREPARED FOR
VALLEY PROPERTIES, LLC
AND
L & M PROPERTIES, LLC
SHOWING 24.580 ACRES TOTAL
COMPRISING 13 INDIVIDUAL TAX PARCELS
SITUATED ALONG EAST MAIN STREET,
BRAND AVENUE, HARRISON AVENUE
AND BRAXTON AVENUE
CITY OF SALEM, VIRGINIA

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LUMSDEN ASSOCIATES, P.C.
ENGINEERS-SURVEYORS-PLANNERS
ROANOKE, VIRGINIA



DATE: July 26, 2005
COMM. NO.: 04-215LM
SCALE: 1" = 60'
SHEET 2 OF 3

***SEE SHEET 1 OF 3 FOR PARCEL REFERENCES, NOTES, TAX PARCEL INFORMATION, ABBREVIATIONS AND LEGEND.

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

***SEE PLAT RECORDED IN P.B. _____
PAGE _____ FOR RIGHT-OF-WAY DEDICATION
FOR WIDENING OF HARRISON AVENUE

0.163 ACRES
7,088 S.F.
FROM CORNERS 39 THROUGH
44 TO 39, INCLUSIVE

TAX #74-2-2.1
PROPERTY OF
THE HEIRS OF
MARY JOHNSON
W.B. 3, PG. 334

0.089 ACRES
3,883 S.F.
FROM CORNERS 36
THROUGH 38 TO 36,
INCLUSIVE

TAX #74-2-3
PROPERTY OF
THE HEIRS OF
JESSIE HARRIS
W.B. 5, PG. 593

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

SEE PLAT RECORDED IN SLIDE 188, P.B. 10,
PAGES 97 & 98 FOR RIGHT-OF-WAY DEDICATION
AND THE RELOCATION OF BRAND AVENUE

TAX #73-3-7

18 TO 36
N78°52'38"E, 52.10'
(TIE LINE ONLY)
COS POLE # 3413-3595

TAX #74-2-8
PROPERTY OF
INTERNATIONAL UNION OF
ELECTRICAL, RADIO AND
MACHINE WORKERS
LOCAL 161
D.B. 65, PG. 22
COS POLE # 3413-3595

RAILROAD SPIKE
FOUND
COS POLE # 3405-3579

TAX #83-1-1
PROPERTY OF
JEFFREY L. LEACH &
HERMINE S. LEACH
INSTRUMENT #03000079

TAX #83-1-2
PROPERTY OF
GREGORY L. HUDSON
D.B. 346, PG. 94

BRAXTON AVENUE
50' R/W 277.26'

ELAM DRIVE
FENCE VARIABLE-WIDTH R/W

HARRISON AVENUE
VARIABLE-WIDTH R/W

JOHN STREET
170.25' R/W

21.469 ACRES
935,207 S.F.
FROM CORNERS 1 THROUGH
24 TO 1, INCLUSIVE

**1-STORY
BLOCK & STEEL-SIDED
WAREHOUSE**

TAX #84-2-12

MATCHLINE
SHEET 2 OF 3

MATCHLINE
SHEET 3 OF 3

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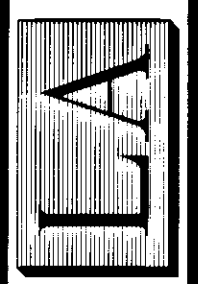
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SHEET 3 OF 3