

DESCRIPTION OF PARCEL "B-2A" (1.697 AC.)  
 RESUBDIVISION FOR LIGHTING GALLERIES, P.B. 4, PG. 53  
 SITUATE ON DILLARD DRIVE  
 CITY OF SALEM, VIRGINIA

BEGINNING at Corner No. 1, at the southeasterly corner of the property herein described and Parcel "B-2B" as shown on resubdivision for Lighting Galleries recorded in P.B. 4, Pg. 53, said point being on Dillard Drive, thence with the northerly right of way line of Dillard Drive N. 59°51'32" W., 187.00 feet to Corner No. 2; thence, leaving Dillard Drive and with the property of Robert Kent Smith, N. 30°08'28" E., 348.75 feet to Corner No. 3; thence, leaving the property of Robert Kent Smith and with the property of the Norfolk Southern Corporation S. 86°18'50" E., 208.87 feet to Corner No. 4; thence, leaving the property of the Norfolk Southern Corporation and with the property of Skyline Paint & Hardware, Inc., S. 30°08'28" W., 441.80 feet to the Point of BEGINNING, and being as shown on ALTA/ACSM Land Title Survey for Ex Nihilo, LLC being parcel B-2A of the Lighting Galleries resubdivision containing 1.397 acres by Parker Design Group dated January 31, 2007 as revised.

TOGETHER WITH a right of way easement over the industrial access road leading in a northerly direction from Apperson Drive across the tracks of Norfolk & Western Railway Company to Dillard Drive, and on Dillard Drive to the hereinabove described property.

**PARKING:**

INDOOR SALES  
 1 SPACE PER 500 SQUARE FEET OF BUILDING  
 26 PARKING SPACES NEEDED

1 HANDICAP SPACE  
 27 PARKING SPACES  
 28 SPACES TOTAL

**ZONING:**

HEAVY INDUSTRIAL (M-2)  
 LOT AREA, NO MINIMUM FRONTAGE, NO MINIMUM FRONT YARD, NO MINIMUM REAR YARD, NO MINIMUM SIDE YARD, NO MINIMUM

**REFERENCE MAPS:**

1. SURVEY FOR SKYLINE PAINT & HARDWARE, INC. BY BALZER AND ASSOCIATES, INC. DATED DEC. 27, 1993.
2. RESUBDIVISION PLAT FOR LIGHTING GALLERIES BY BALZER AND ASSOCIATES, INC. DATED APRIL 22, 1991 AND RECORDED IN P.B. 4, PG. 53.

**EASEMENTS**

- |                                    |  |
|------------------------------------|--|
| D.B. 108, PG. 198                  | 5' EASEMENT TO ROANOKE GAS COMPANY (AS SHOWN)                                    |
| D.B. 126, PG. 267 & P.B. 4, PG. 53 | RESERVATION TO THE CITY OF SALEM FOR RAILROAD SIDING (AS SHOWN)                  |
| P.B. 4, PG. 53                     | 18" STORM SEWER (AS SHOWN) & GAS LINE EASEMENT (AS SHOWN)                        |
| D.B. 274, PG. 171 (ROANOKE CO.)    | 1 TOWER AND RESIDENTIAL SERVICE ON WOOD POLES (NOT SHOWN) EXACT LOCATION UNKNOWN |

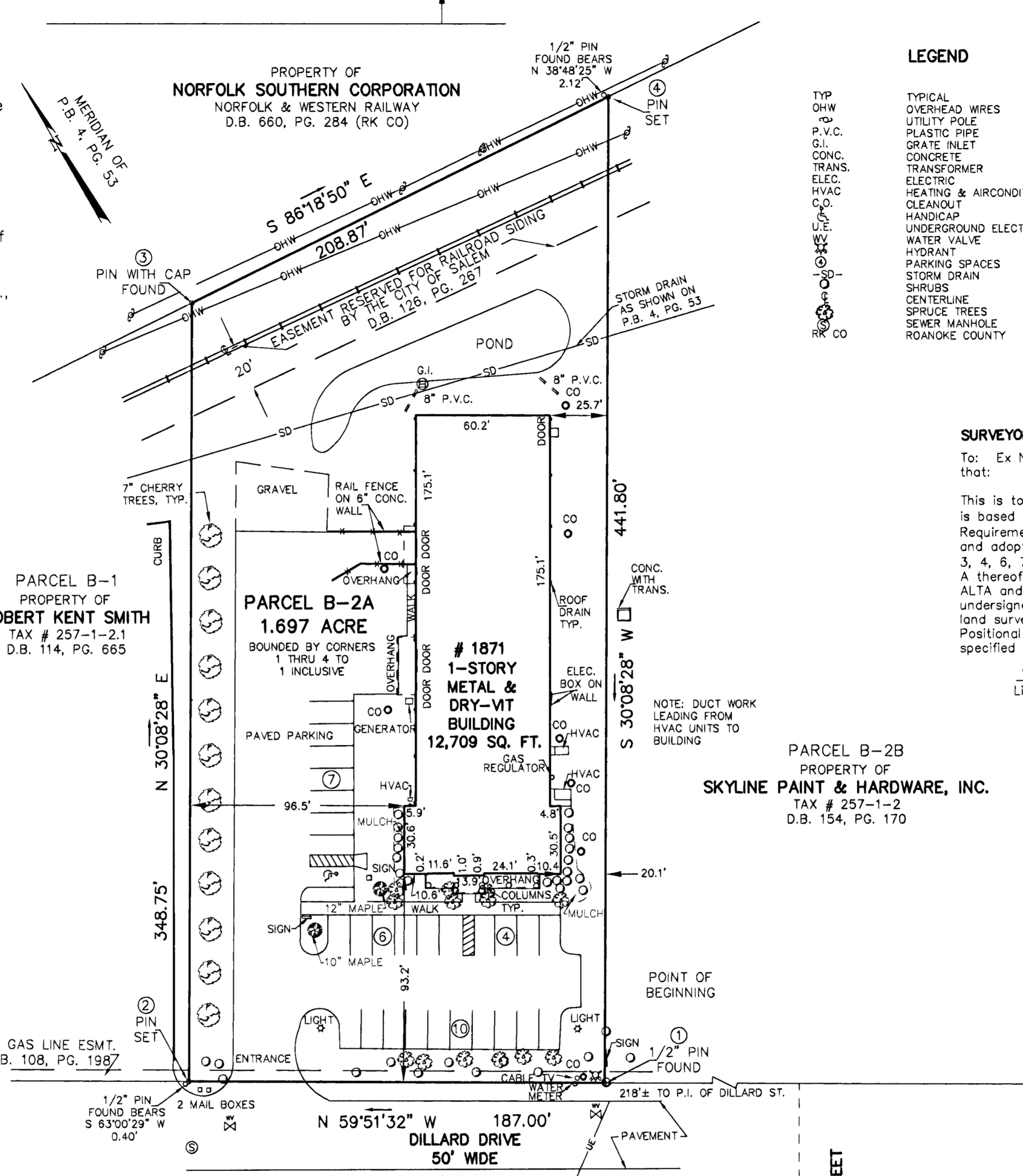
**GENERAL NOTES:**

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. FNT-07-001 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" UNSHADED AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 51161C0043 D, EFFECTIVE DATE OCTOBER 15, 1993. THIS DETERMINATION IS BASED ON SAID MAP.
3. PINS SET BY PARKER DESIGN GROUP ARE 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO GROUND LEVEL WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A WITNESS MARKER IS DRIVEN BESIDE CORNER PIN.
4. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AVAILABLE RECORDS. ALL UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE UNVERIFIED EXCEPT WHERE VISIBLE (i.e. MANHOLES, DROP INLETS, OUTFALLS, ETS.).

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ATTACHED ADMITTED TO RECORD AT 4:18 O'CLOCK P.M. ON THIS 17 DAY OF February, 2007.

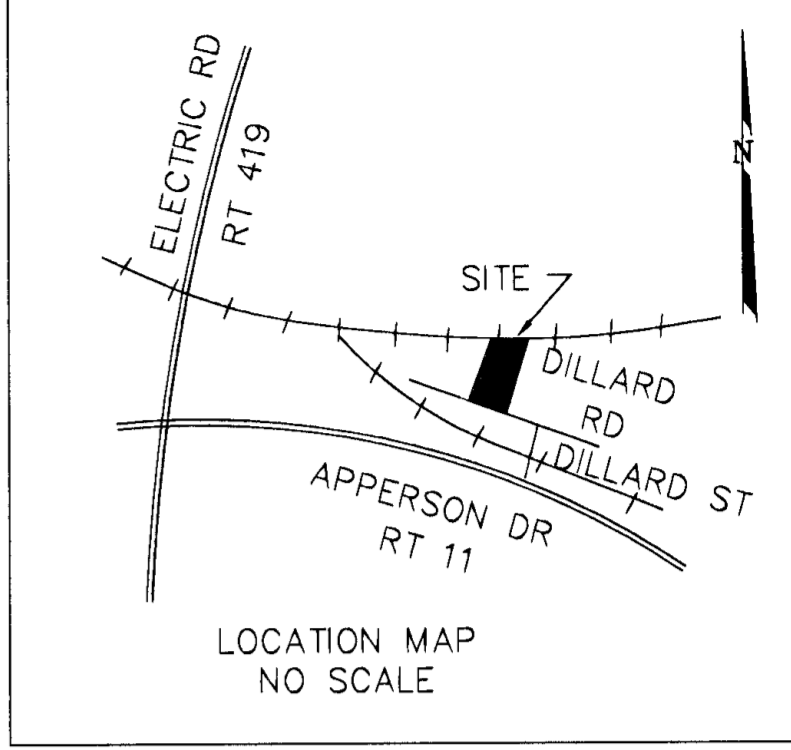
TESTE: CHANCE CRAWFORD  
 CLERK

BY: *[Signature]*  
 DEPUTY CLERK



**LEGEND**

- |              |                                    |
|--------------|------------------------------------|
| TYP OHW      | TYPICAL OVERHEAD WIRES             |
| P.V.C.       | UTILITY POLE                       |
| G.I.         | PLASTIC PIPE                       |
| CONC. TRANS. | GRATE INLET                        |
| ELEC. CO.    | CONCRETE TRANSFORMER               |
| HVAC         | ELECTRIC HEATING & AIRCONDITIONING |
| U.T.E.       | CLEANOUT                           |
| SD           | UNDERGROUND ELECTRIC               |
| CO           | WATER VALVE                        |
|              | HYDRANT                            |
|              | PARKING SPACES                     |
|              | STORM DRAIN                        |
|              | SHRUBS                             |
|              | CENTERLINE                         |
|              | SPRUCE TREES                       |
|              | SEWER MANHOLE                      |
|              | ROANOKE COUNTY                     |



**SURVEYOR'S CERTIFICATION:**

To: Ex Nihilo, LLC and Fidelity National Title Insurance Company, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 8, 9, 10, 11(b), 13, 14, 15 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Virginia, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

*Linda R. Duffy* 1/31/07  
 Linda R. Duffy, L.S. Registration No. 1615 DATE

THIS ALTA/ACSM LAND TITLE SURVEY DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM, VIRGINIA SUBDIVISION ORDINANCE.

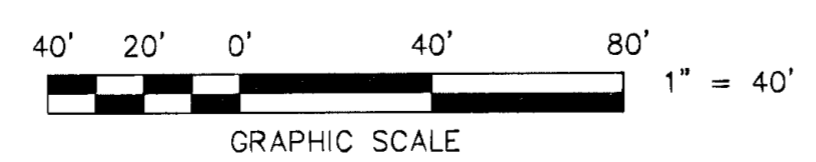
ALTA/ACSM LAND TITLE SURVEY FOR  
**EX NIHILO, LLC**

OF PARCEL B-2A (1.697 ACRES)  
 RESUBDIVISION OF LOT B-2  
 FOR LIGHTING GALLERIES, P.B. 4, PG. 53  
 SITUATE ON DILLARD DRIVE  
 CITY OF SALEM, VIRGINIA, VIRGINIA

TAX NO. 257-1-2.2  
 DRAWN: LRD  
 CALC.: LRD  
 N.B.: JR-269

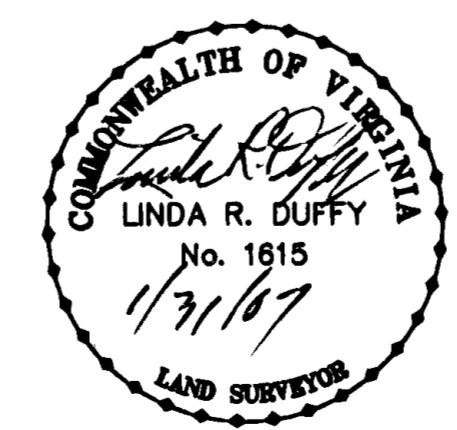
SCALE: 1" = 40'  
 DATE: JAN. 31, 2007  
 W.O. 07-0012-01

THIS PLAT IS BASED ON A CURRENT FIELD SURVEY. J. R. WILLIS AND RALPH D. DALTON ARE THE OWNERS OF RECORD, SEE INST. NO. 030005675.

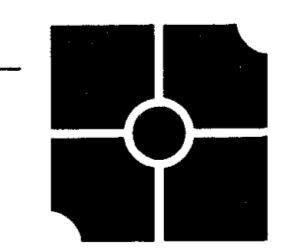


CLOSED BY LRD JANUARY 31, 2007

NORFOLK SOUTHERN CORPORATION  
 NORFOLK & WESTERN RAILWAY COMPANY



APPERSON DRIVE  
 80' WIDE  
 U. S. ROUTE #11



**parker**  
 DESIGN GROUP  
 ENGINEERS \* SURVEYORS \* PLANNERS \* LANDSCAPE ARCHITECTS

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