

DESCRIPTION OF PARCEL "A" (4.5697 ACRES)
 RESUBDIVISION OF INTERVALE COMMERCIAL PARK
 (PLAT BOOK 3, PAGE 28)

BEGINNING at the point of intersection of the easterly right of way of Midland Road and the southerly right of way of Easton Road; thence N. 56° 20' E., 25.18 feet to the point of BEGINNING; thence with the southerly right of way of Easton Road, N. 56° 20' E., 268.82 feet to a point; thence with a curve to the right whose radius is 25.00 feet, whose length is 31.32 feet and whose chord is S. 87° 46' 15" E., 29.32 feet to a point; thence with a curve to the left whose radius is 55.00 feet, whose length is 130.40 feet and whose chord is N. 60° 12' 06" E., 101.93 feet to a point; thence with a curve to the right whose radius is 25.00 feet, whose length is 27.95 feet and whose chord is N. 24° 18' 21" E., 26.52 feet to a point; thence continuing with the right of way of Easton Road and with a new division line through the remaining property of the City of Salem (Intervale Commercial Park), S. 33° 40' E., 426.74 feet to a point; thence continuing with said property of City of Salem with a new division line, S. 55° 56' W., 465.00 feet to a point in the easterly right of way of Midland Road; thence with the easterly right of way of Midland Road, N. 34° 04' W., 414.82 feet to a point; thence with a curve to the right whose radius is 25.00 feet, whose length is 39.44 feet and whose chord is N. 11° 08' E., 35.48 feet to the point of BEGINNING and containing 4.5697 acres and being Parcel "A" as shown on Survey for Intervale Investors, Inc., showing a Resubdivision of Intervale Commercial Park (Plat Book 3, page 28) by T. P. Parker & Son, Engineers and Surveyors, Ltd. dated October 19, 1987.

EASEMENTS

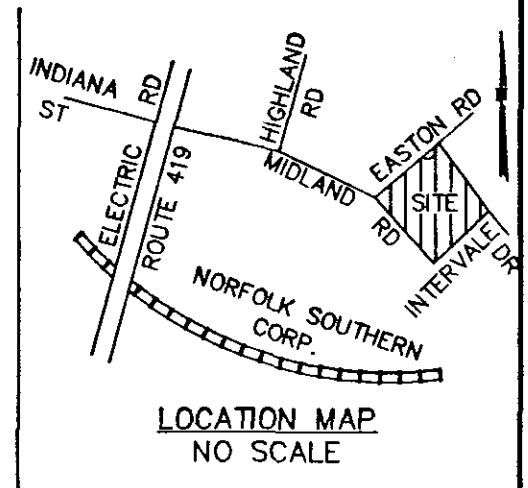
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|---------------------------------------|--|
| D.B. 138, PG. 372
(SALEM) | APPALACHIAN POWER COMPANY RIGHT OF WAY TO CITY OF SALEM (AS SHOWN) |
| D.B. 140, PG. 555
(SALEM) | 10' EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE CO. UNSPECIFIED LOCATION (UNABLE TO PLAT) |
| D.B. 145, PG. 465
(SALEM) | 6 GUY WIRES TO APPALACHIAN POWER CO. AT UNSPECIFIED LOCATION (UNABLE TO PLAT) |
| D.B. 275, PG. 584
(ROANOKE COUNTY) | EASEMENT TO APPALACHIAN POWER CO. UNSPECIFIED WIDTH (AS SHOWN) |
| D.B. 459, PG. 328
(ROANOKE COUNTY) | NOT APPLICABLE |
| D.B. 506, PG. 422
(ROANOKE COUNTY) | EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE CO. AS SHOWN ON PLAT |
| D.B. 535, PG. 86
(ROANOKE COUNTY) | SANITARY SEWER EASEMENT
NOT APPLICABLE |
| D.B. 557, PG. 261
(ROANOKE COUNTY) | SANITARY SEWER EASEMENT
NOT APPLICABLE |

PARKING

REQUIRED, ONE PARKING SPACE FOR EACH 200 SQ. FT. OF BUSINESS FLOOR SPACE IN THE BUILDING
 102 PARKING SPACES
 6 HANDICAP PARKING SPACES
 108 PARKING SPACES TOTAL AVAILABLE

ZONING

PROPERTY ZONED M2 HEAVY INDUSTRIAL
 NO SETBACKS IN ZONE M2
 45' HEIGHT RESTRICTION IN ZONE M2
 NO FLOOR SPACE RESTRICTIONS IN ZONE M2



GENERAL NOTES:

1. THIS PLAT WAS PREPARED WITH BENEFIT OF A TITLE REPORT PREPARED BY TITLA SEARCH SERVICES, LLC, DATED SEPT. 10, 2002 AND IS SUBJECT THERETO.
2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "X" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0046 D, EFFECTIVE DATE OCTOBER 15, 1993.
3. PIN SET BY TPP&S IS 1/2" DIAMETER BY 18" LONG REINFORCING ROD DRIVEN TO 2 INCHES ABOVE GROUND WITH PLASTIC YELLOW CAP ON TOP WITH "T.P. PARKER PROP. COR" EMBOSSED. A 3-4 FOOT METAL FENCE POST IS DRIVEN BESIDE CORNER PIN.
4. LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS AND AS SHOWN BY AVAILABLE RECORDS AND SHALL BE CONSIDERED APPROXIMATE. TPP&S DOES NOT WARRANT LOCATION OF UNDERGROUND UTILITIES. OWNER SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO BEGINNING ANY CONSTRUCTION.

REFERENCE MAPS:

1. SURVEY FOR INTERVALE INVESTORS, INC. BY T. P. PARKER & SON DATED OCT. 19, 1987 AND RECORDED IN D.B. 132, PG. 766.
2. SUBDIVISION FOR ATLANTIC & PACIFIC TELCOM, INC. BY T. P. PARKER & SON DATED AUGUST 25, 1993 AND RECORDED IN P.B. 5, PG. 44.

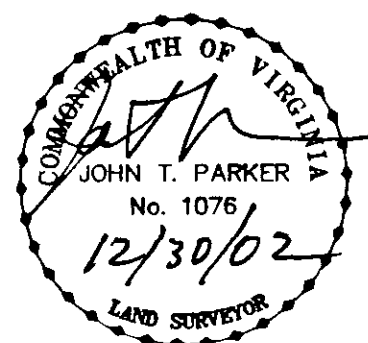
SURVEY CERTIFICATION

TO: AEGON USA REALTY ADVISORS, INC., VIRGINIA ASSET FINANCING CORPORATION, HEARTFELT, INC., U.S. SMALL BUSINESS ADMINISTRATION (SBA), FIRST AMERICAN TITLE INSURANCE COMPANY, METTS INVESTMENTS, LLC. AND VALLEY BANK, ANY OF THEIR AFFILIATES, SUCCESSORS OR ASSIGNS.

This is to certify that this map 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, ACSM and NSPS in 1999, and includes items 2, 3, 4, 6, 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 14, 15 and 16 of Table A thereof. Pursuant to the accuracy standards as adopted by ALTA, NSPS, ACSM and in effect on the date of this certification, the undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance."

John T. Parker 12/30/02
 John T. Parker L.S. # 1076 (Virginia) date

THIS BOUNDARY SURVEY IS BASED ON A CURRENT FIELD SURVEY. INTERVALE INVESTORS, INC. IS THE OWNER OF RECORD, SEE D.B. 132, PG. 763.



IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO ATTACHED ADMITTED TO RECORD AT 2:15 O'CLOCK P.M. ON THIS 23 DAY OF January, 2003.

TESTE: CHANCE CRAWFORD
 CLERK
 BY: *Stacy L. Quinn*
 DEPUTY CLERK

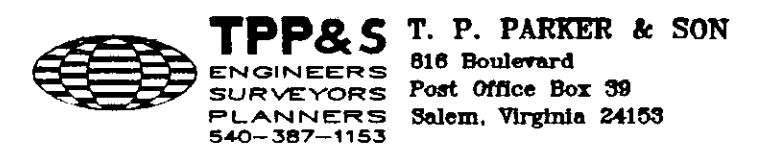
THIS SURVEY DOES NOT CONSTITUTE A SUBDIVISION UNDER THE CITY OF SALEM SUBDIVISION ORDINANCE.

URBAN CLASS
 ALTA/ACSM LAND TITLE SURVEY FOR
HEARTFELT, INC.

OF PARCEL "A", 4.5697 ACRES
 BEING A RESUBDIVISION OF INTERVALE COMMERCIAL PARK
 D.B. 120, PG. 409
 SITUATE ON MIDLAND ROAD AND EASTON ROAD
 CITY OF SALEM, VIRGINIA

TAX # 230-006-001
 DRAWN: Z/LRD/13
 N.B. JR-227

SCALE: 1" = 40'
 DATE: OCT. 23, 2002
 W.O. 02-0671
 REV: DEC. 26, 2002

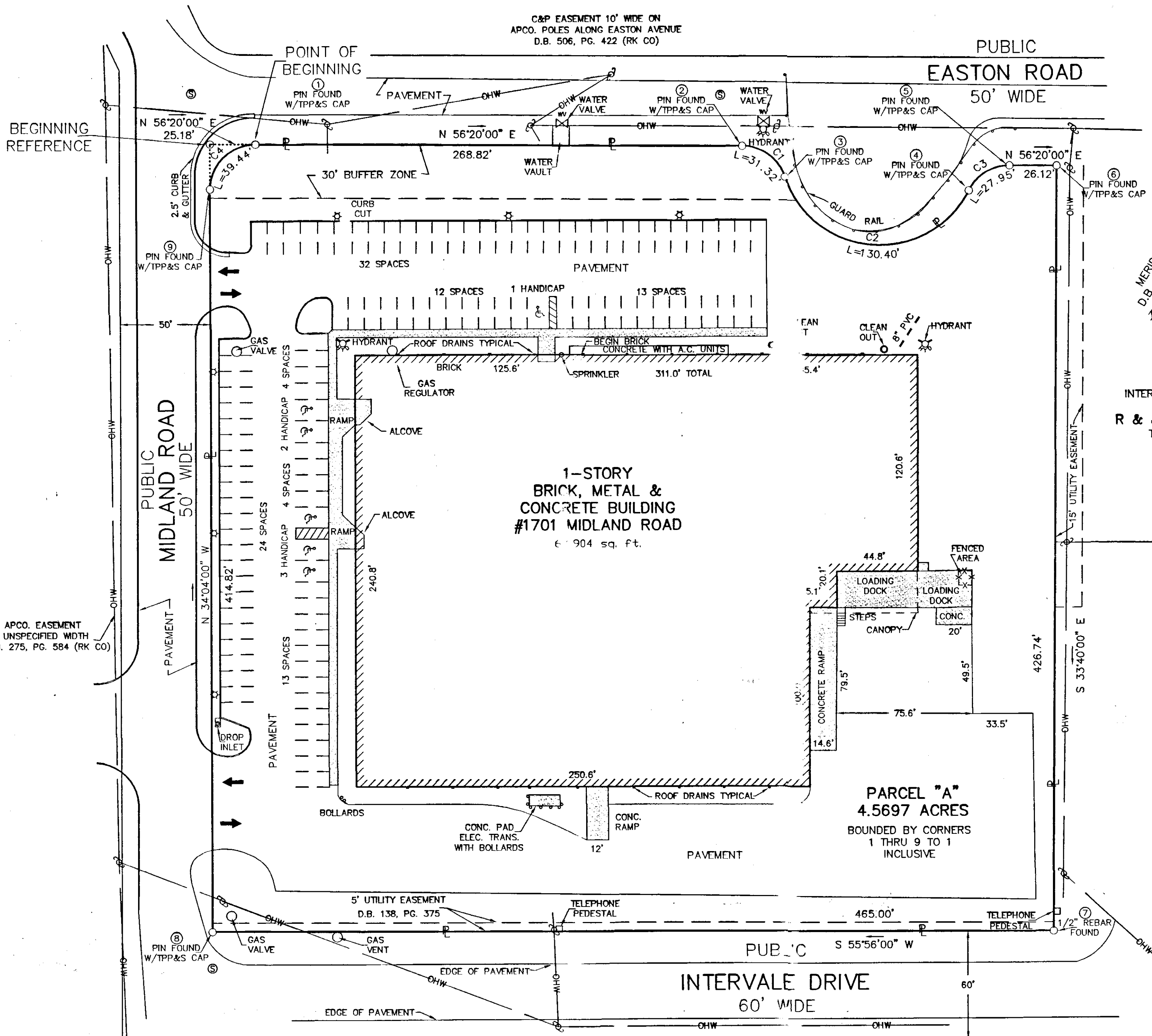


SHEET 1 OF 2

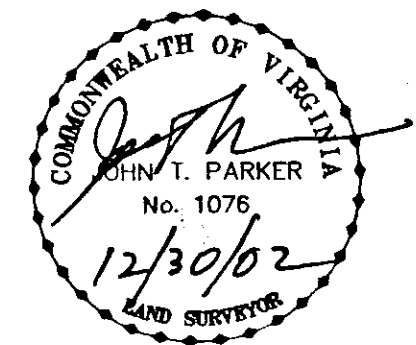
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	DISTANCE	DELTA
C1	31.32	25.00	18.09	S 87°46'15" E	29.32	71°47'30"
C2	130.40	55.00	135.61	N 60°12'06" E	101.93	135°50'48"
C3	27.95	25.00	15.64	N 24°18'21" E	26.52	64°03'36"
C4	39.44	25.00	25.18	N 11°08'00" E	35.48	90°24'00"

LEGEND

- OHW OVERHEAD WIRES
- ⊕ UTILITY POLES
- TRANS TRANSFORMER
- ELEC ELECTRIC
- ⊙ LIGHT POLE
- ⊗ SANITARY SEWER MANHOLE
- W/ WITH
- ⊕ DRAINAGE MANHOLE
- ⊕ PROPERTY LINE
- ⊕ HANDICAP
- CONC CONCRETE
- RK CO ROANOKE COUNTY
- P.U.E. PUBLIC UTILITY EASEMENT



NEW LOT D-2A
 INTERVALE COMMERCIAL PARK
 PROPERTY OF
R & J OF ROANOKE, L.L.C.
 TAX # 229-003-003
 D.B. 303, PG. 389



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TPP&S T. P. PARKER & SON
 ENGINEERS SURVEYORS PLANNERS
 816 Boulevard Post Office Box 39
 Salem, Virginia 24153
 540-387-1153

