KNOW ALL MEN BY THESE PRESENTS, TO WIT:

THAT EDENS & AVANT FINANCING LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, IS THE FEE SIMPLE OWNER AND PROPRIETOR OF THE LAND SHOWN HEREON TO BE RESUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THROUGH 8 TO 1, INCLUSIVE WHICH COMPRISES A PORTION OF THE LAND CONVEYED TO SAID OWNER BY DEED DATED AUGUST 29, 2000, RECORDED ON SEPTEMBER 21, 2000 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM IN DEED BOOK 335, PAGE 88, WHICH LAND IS SUBJECT TO THE LIEN OF A CERTAIN DEED OF TRUST TO JAMES DEBOER AND TERRI HART, TRUSTEE AND GRANTEE, COLLECTIVELY FOR THE BENEFIT OF LASALLE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR THE HOLDERS OF MORGAN STANLEY CAPITAL I INC. COMMERCIAL MORTGAGE PASSTHROUGH CERTIFICATE, SERIES 1997-XL1, BENEFICIARY AND GRANTEE, DATED SEPTEMBER 1, 2000, AND RECORDED IN THE AFORESAID CLERK'S IN DEED BOOK 335, PAGE 92.

THE SAID OWNERS HEREBY CERTIFY THAT THEY HAVE RESUBDIVIDED THE LAND AS SHOWN HEREON ENTIRELY OF THEIR OWN FREE WILL AND CONSENT AND PURSUANT TO AND IN COMPLIANCE WITH SECTION 15.2-2240 THROUGH 2276 OF THE CODE OF VIRGINIA, 1950 (AS AMENDED) TO DATE AND FURTHER PURSUANT TO AND IN COMPLIANCE WITH CHAPTER 26 "SUBDIVISIONS" AS AMENDED TO DATE OF THE GENERAL ORDINANCE OF THE CITY OF SALEM, VIRGINIA.

WITNESS THE FOLLOWING SIGNATURES AND SEALS ON THIS 20 DAY OF _____ 2004.

EDENS & AVANT FINANCING LIMITED PARTNERSHIP,
A DELAWARE LIMITED PARTNERSHIP

BY: E & A FINANCING, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE GERENERAL PARTNER

BY: _____
ITS _____

JAMES DEBOER, TRUSTEE & GRANTEE   DATE 1/21/04
TERRI L. HART, TRUSTEE & GRANTEE   DATE 1/21/04

STATE OF South Carolina
COUNTY OF Richland

I, _____, A NOTARY PUBLIC IN AND FOR THE AFORESAID AND STATE DO HEREBY CERTIFY THAT Jerry McGan OF E & A FINANCING, LLC, THE SOLE GENERAL PARTNER OF EDENS & AVANT FINANCING LIMITED PARTNERSHIP WHOSE NAME IS SIGNED TO THE FOREGOING WRITING, HAS PERSONALLY APPEARED BEFORE ME IN MY AFORESAID _____ AND STATE AND ACKNOWLEDGED THE SAME ON _____ 2004.
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC

STATE OF Virginia
CITY OF Richmond

I, Elizabeth Seeds, A NOTARY PUBLIC IN AND FOR THE AFORESAID CITY AND STATE DO HEREBY CERTIFY THAT JAMES DEBOER AND TERRI HART, TRUSTEE AND GRANTEE, COLLECTIVELY, FOR THE BENEFIT OF LASALLE BANK NATIONAL ASSOCIATION, WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING, HAVE PERSONALLY APPEARED BEFORE ME IN MY AFORESAID CITY AND STATE AND ACKNOWLEDGED THE SAME ON January 21, 2004.
MY COMMISSION EXPIRES June 30, 2006

Elizabeth Seeds
NOTARY PUBLIC

NOTES:

1. THE INTENT OF THIS PLAT IS TO SUBDIVIDE EXISTING CITY OF SALEM TAX PARCEL #284-1-2.2 (267,032 S.F., 6.130 AC.) BY CREATING NEW LOT "A" (18,649 S.F., 0.428 AC.) AND REMAINING PROPERTY (248,383 S.F., 5.702 AC.). EXISTING TAX PARCEL 284-1-2.3 IS ALSO THE PROPERTY OF EDENS & AVANT FINANCING LIMITED PARTNERSHIP, BUT IS NOT PART OF THIS SUBDIVISION.
2. THIS PLAT BASED ON A CURRENT FIELD SURVEY.
3. IRON PINS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
4. 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 #51014104 30, MAP #51161C0043 O DATED OCTOBER 15, 1993. "ZONE X".
5. THIS PLAT DOES NOT GUARANTEE THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES.
6. THE PROPERTY DESIGNATED AS TAX PARCEL 284-1-2.2 IS ZONED B3 PER THE CITY OF SALEM ZONING ORDINANCE.
7. LINES FROM CORNERS 3 THROUGH 8 TO 1, INCLUSIVE, ARE NEW DIVISION LINES.
8. THE PROPERTY LINES FROM CORNERS 6 THROUGH 8, TO 1, INCLUSIVE, ARE ALONG THE FACE OF EXISTING MASONRY WALLS. A 2.0' BUILDING AND APPURTENANCE ENCROACHMENT EASEMENT SHALL EXIST ON BOTH SIDES OF THE LINES RUNNING FROM CORNERS 6 THROUGH 8 TO 1, INCLUSIVE, AS SUCH EASEMENTS ARE MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS ("ECR") GIVEN BY EDENS AND AVANT FINANCING LIMITED PARTNERSHIP ON EVEN DATE WITH THIS PLAT (SAID ECR TO BE RECORDED ON EVEN DATE WITH THIS PLAT AND THE TERMS OF THE ECR ARE INCORPORATED HEREIN BY REFERENCE; THE TERMS, CONDITIONS, BENEFITS AND BURDENS OF ALL SUCH EASEMENTS SHALL BE CONTROLLED EXCLUSIVELY BY THE TERMS AND PROVISIONS OF THE ECR.
9. RECIPROCAL ACCESS, UTILITY AND MAINTENANCE EASEMENTS SHALL EXIST OVER ALL EXISTING SIDEWALKS, PARKING LOT TRAVEL WAYS, MECHANICAL EQUIPMENT, SANITARY SEWER LINES, WATER LINES, TELEPHONE LINES, ELECTRIC LINES, STORM DRAIN LINES AND GAS LINES ON OR ACROSS NEW LOT "A" WHICH SERVICE THE REMAINING PROPERTY AND THOSE ON OR ACROSS THE REMAINING PROPERTY WHICH SERVICE NEW LOT "A" ONLY, AS SUCH EASEMENTS ARE MORE PARTICULARLY SET FORTH AND DESCRIBED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS ("ECR") GIVEN BY EDENS AND AVANT FINANCING LIMITED PARTNERSHIP ON EVEN DATE WITH THIS PLAT (SAID ECR TO BE RECORDED ON EVEN DATE WITH THIS PLAT AND THE TERMS OF THE ECR ARE INCORPORATED HEREIN BY REFERENCE; THE TERMS, CONDITIONS, BENEFITS AND BURDENS OF ALL SUCH EASEMENTS SHALL BE CONTROLLED EXCLUSIVELY BY THE TERMS AND PROVISIONS OF THE ECR).
10. FOR CLARITY PURPOSES, NOT ALL PHYSICAL IMPROVEMENTS TO THE SUBJECT PROPERTY ARE SHOWN.
11. PARCEL 1, AS DESCRIBED IN DEED BOOK 335, PAGE 88 COMPRISES OF BOTH TAX PARCEL 284-1-2.2 AND 284-1-2.3, THE PRIVATE ROAD SHOWN ON PLAT RECORDED IN P.B. 2, PG. 15.
12. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY THAT ARE NOT SHOWN HEREON.

GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.
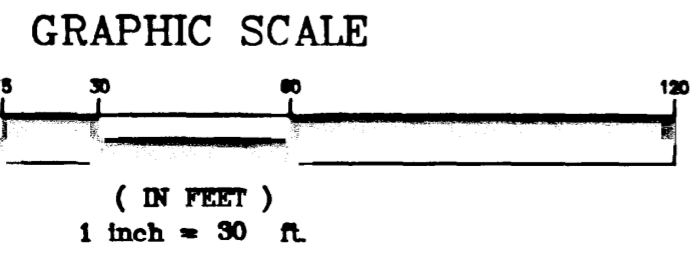
CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	319.00'	48.26'	24.18'	48.22'	N 34°20'39" E	8°40'06"
C2	269.00'	190.13'	99.23'	186.19'	N 50°76'03" E	40°29'46"
C3	269.00'	55.17'	27.68'	55.07'	N 76°23'28" E	11°45'04"
C4	20.00'	19.66'	10.70'	18.87'	N 11°47'15" E	56°18'30"
C5	319.00'	7.03'	3.52'	7.03'	N 39°18'36" E	1°15'48"
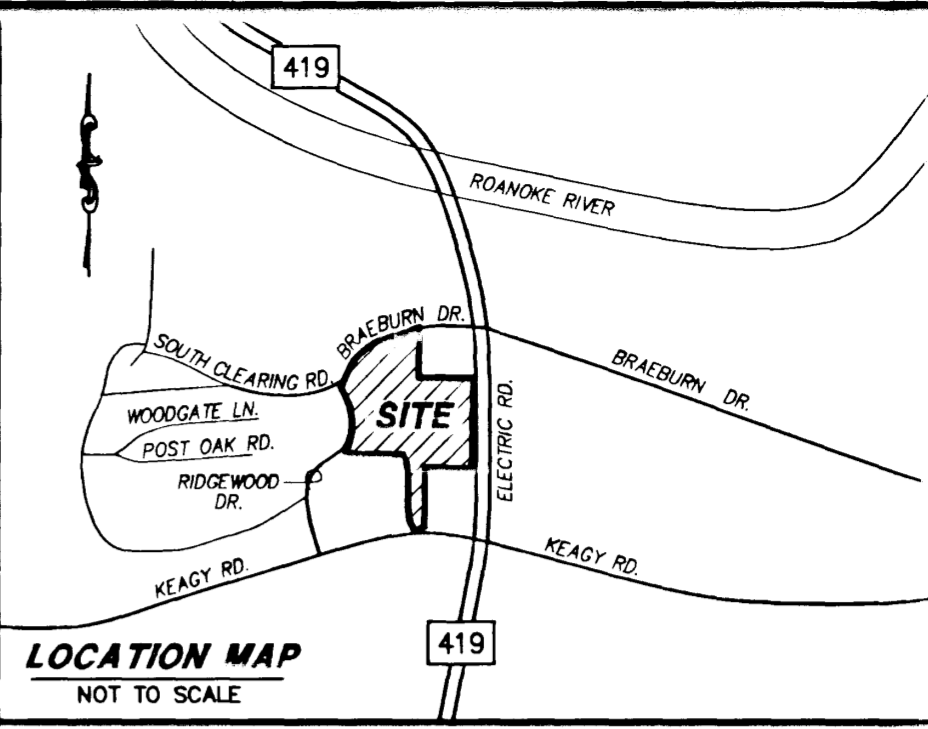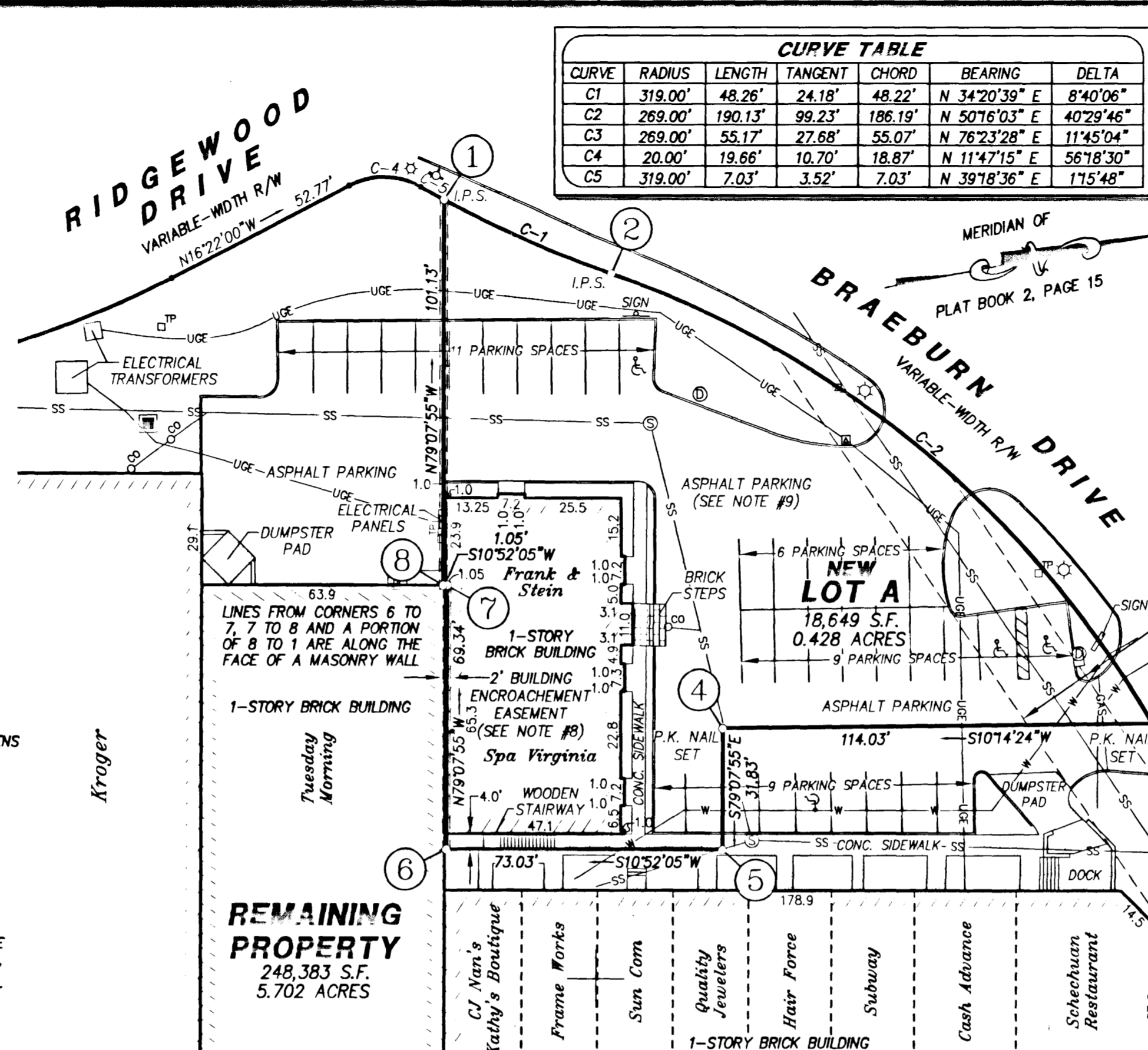
BOUNDARY COORDINATES
ORIGIN OF COORDINATES ASSUMED

CORNER	NORTHING	EASTING
1	5950.22441	5281.43622
2	5990.03449	5308.63782
3	6109.05052	5451.82828
4	5996.83667	5431.55684
5	5990.83552	5462.81434
6	5919.11436	5449.04455
7	5932.18849	5380.94678
8	5931.15733	5380.74880
1	5950.22441	5281.43622

NEW LOT "A" = 0.428 ACRES (18,649 S.F.)

LEGEND

Symbol	Description
⊙	UTILITY POLE
□TP	TELEPHONE PEDESTAL
⊸	GUY WIRE
▣	ELECTRICAL PEDESTAL
⊙co	SANITARY SEWER CLEANOUT
Ⓢ	SANITARY SEWER MANHOLE
✩	LAMP POST
⊹	FIRE HYDRANT
⊸	SIGN
⊞	GAS METER
■	STORM DRAIN DROP INLET
Ⓓ	DRAINAGE MANHOLE
	CONCRETE PAVEMENT
—W—	WATER LINE
—GAS—	GAS LINE
—UGE—	UNDERGROUND ELECTRIC LINE
—SS—	SANITARY SEWER LINE

ABBREVIATIONS

D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
AC.	ACRES
S.F.	SQUARE FEET
CONC.	CONCRETE
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
R/W	RIGHT-OF-WAY
EX.	EXISTING

LOCATION MAP
NOT TO SCALE

SITE OVERVIEW
SCALE: 1" = 150'

TAX #284-1-2.6
THE INN AT RIDGEWOOD FARM, LLC
LOT 2
P.B. 7, PG. 34
D.B. 243, PG. 315

RIDGEWOOD FARM VILLAGE CENTER

NEW LOT "A"
18,649 S.F.
0.428 ACRES

ORIGINAL TAX #284-1-2.2
PARCEL 1, P.B. 2, PG.(S) 39-40

TAX #284-1-2.1
CRESTAR FINANCIAL CORPORATION
D.B. 113, PG. 483

TAX #284-1-2.3
EDENS & AVANT FINANCING PARTNERSHIP
D.B. 335, PG. 88
PARCEL 2
P.B. 2, PG. 39-40

REMAINING PROPERTY
248,383 S.F.
5.702 ACRES
EDENS & AVANT FINANCING LIMITED PARTNERSHIP
D.B. 335, PG. 88

TAX #284-1-2
TRACT 2
P.B. 2, PG. 15
M & V ASSOCIATES
D.B. 113, PG. 483

ELECTRIC ROAD
VA. RTE. #419

CLERK'S CERTIFICATE:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF SALEM, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT AND DEDICATION THERETO ANNEXED IS ADMITTED TO RECORD ON FEBRUARY 4, 2004, AT 4:55 O'CLOCK P.M.

TESTEE: GARY CHANCE CRAWFORD

_____
DEPUTY CLERK

COMMONWEALTH OF VIRGINIA
01/15/04
LARRY THOMAS OGLE, JR
No. 002459
LAND SURVEYOR
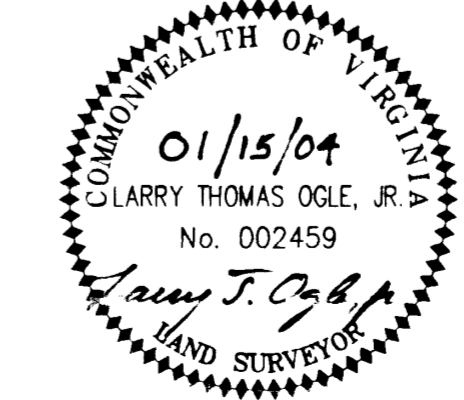
APPROVED:

JAMES E. TALIAFERRO II, P.E., L.S.   2/3/04 DATE
EXECUTIVE SECRETARY, CITY OF SALEM PLANNING COMMISSION

MELVIN B. DOUGHTY, P.E.   1-29-04 DATE
CITY ENGINEER, CITY OF SALEM

RESUBDIVISION OF
6.130 ACRES
RIDGEWOOD FARM VILLAGE CENTER
(PLAT BOOK 2, PAGES 39-40)
PROPERTY OF
EDENS & AVANT FINANCING
LIMITED PARTNERSHIP
CREATING HEREON NEW
LOT A (0.428 AC.)
AND
REMAINING PROPERTY
(5.702 AC.)
SITUATED ALONG ELECTRIC ROAD
CITY OF SALEM, VIRGINIA

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

DATE: DECEMBER 5, 2003 - REV. 01-15-04
COMM. NO.: 03-339
SCALE: 1" = 30'
SHEET 1 OF 1

Drawing labels

RIDGEWOOD DRIVE
VARIABLE-WIDTH R/W

BRAEBURN DRIVE
VARIABLE-WIDTH R/W

NEW LOT A
18,649 S.F.
0.428 ACRES

REMAINING PROPERTY
248,383 S.F.
5.702 ACRES

ELECTRICAL TRANSFORMERS

ASPHALT PARKING

DUMPSTER PAD

ELECTRICAL PANELS

1-STORY BRICK BUILDING

Frank & Stein

Spa Virginia

WOODEN STAIRWAY

Kroger

Tuesday Morning

CJ Nan's / Kathy's Boutique

Frame Works

Sun Com

Quality Jewelers

Hair Force

Subway

Cash Advance

Scheehuan Restaurant

EX. 20' SANITARY SEWER EASEMENT

MERIDIAN OF PLAT BOOK 2, PAGE 15