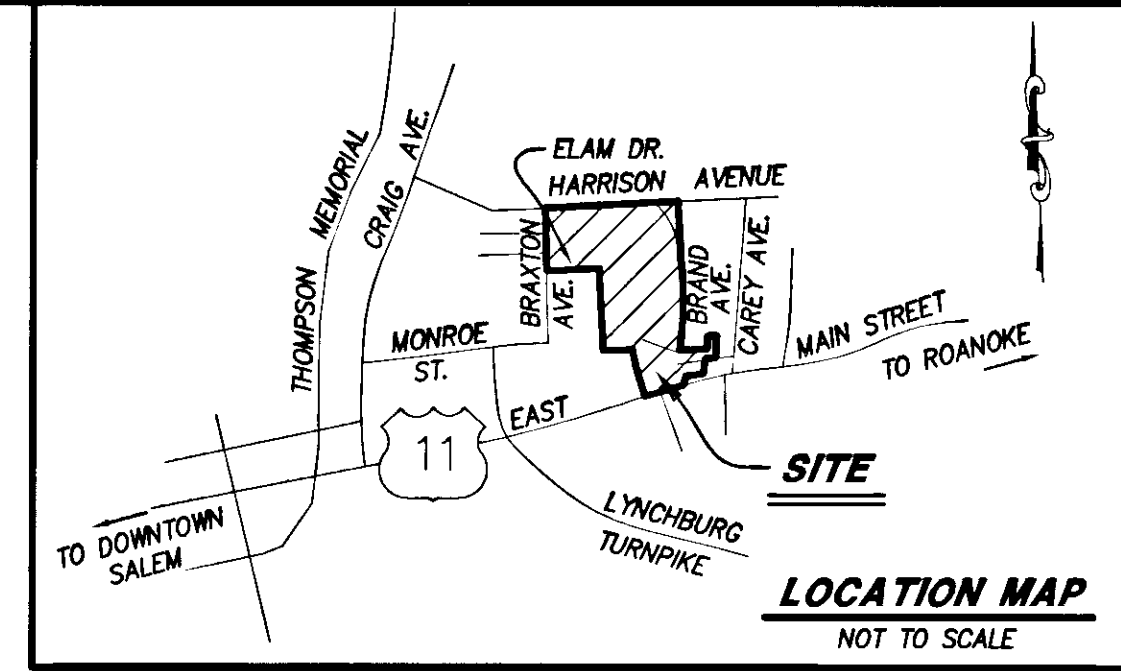


**PARCEL REFERENCES:**

- (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)

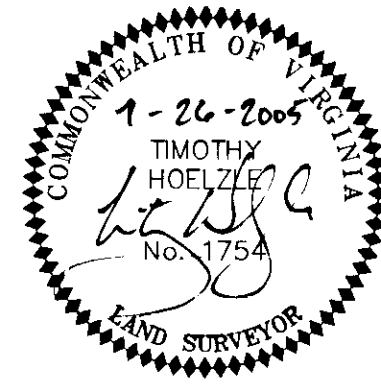
**CLERK'S CERTIFICATE:**

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.		

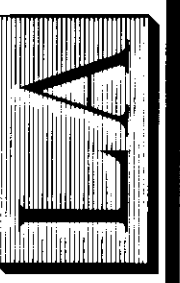
ABBREVIATIONS	
D.B.	DEED BOOK
P.B.	PLAT BOOK
W.B.	WILL BOOK
PVT.	PRIVATE
PG.	PAGE
CHD.	CHORD
CONC.	CONCRETE
P.U.E.	PUBLIC UTILITY EASEMENT
AC.	ACRES
A/C	AIR CONDITIONING
COS	CITY OF SALEM
S.F.	SQUARE FEET
EX.	EXISTING
I.P.F.	IRON PIN FOUND
I.P.S.	IRON PIN SET
P.I.V.	POST INDICATOR VALVE
APCO	APPALACHIAN 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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ROANOKE, VIRGINIA 24018

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



DATE: July 26, 2005  
COMM. NO.: 04-2151M  
SCALE: 1" = 60'  
SHEET 1 OF 3