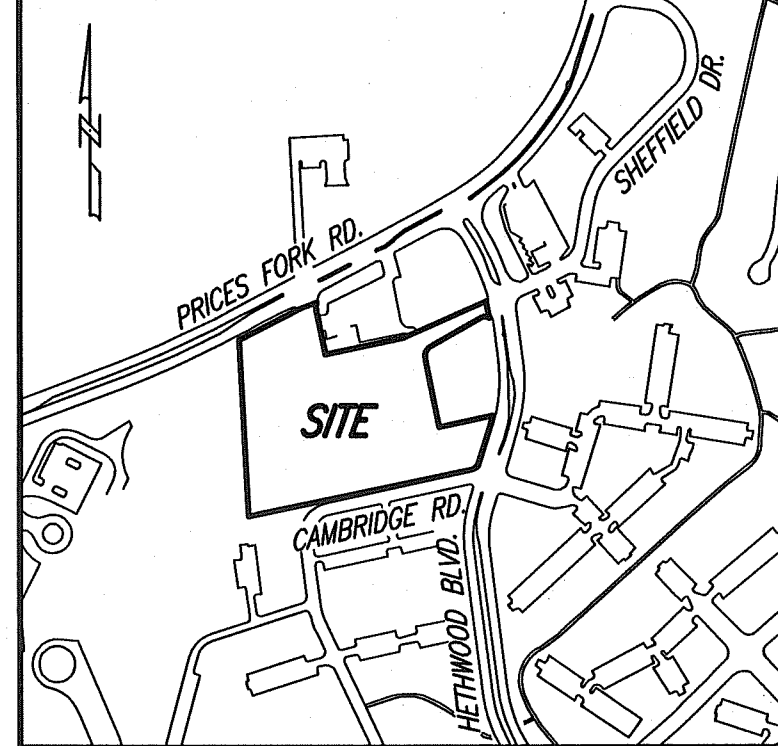
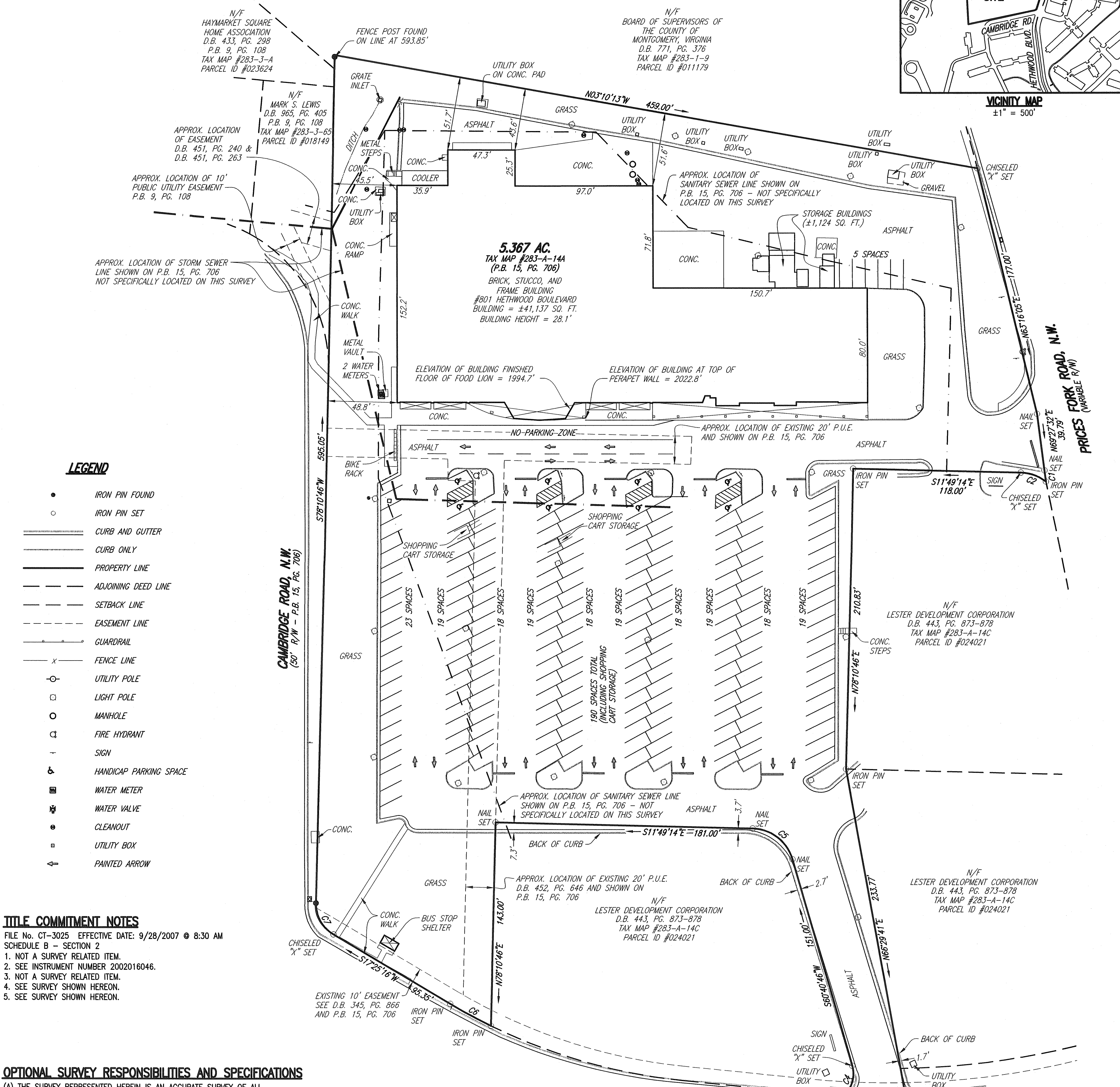


CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	7.91'	1530.00'	3.96'	S69°18'39"W	7.91'	0°17'47"
C2	19.11'	30.00'	9.89'	S06°25'42"W	18.79'	36°29'52"
C3	44.15'	579.29'	22.09'	N12°11'23"W	44.14'	4°22'00"
C4	23.38'	20.00'	13.23'	N85°49'50"W	22.07'	66°58'48"
C5	37.96'	30.00'	22.00'	S24°25'46"W	35.48'	72°30'00"
C6	32.55'	400.00'	16.28'	N15°05'24"E	32.54'	4°39'45"
C7	26.51'	25.00'	14.66'	N47°48'01"E	25.29'	60°45'30"



VICINITY MAP
±1" = 500'



LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CURB AND GUTTER
- CURB ONLY
- PROPERTY LINE
- ADJOINING DEED LINE
- SETBACK LINE
- EASEMENT LINE
- GUARDRAIL
- FENCE LINE
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- FIRE HYDRANT
- SIGN
- ♿ HANDICAP PARKING SPACE
- WATER METER
- ⊕ WATER VALVE
- CLEANOUT
- UTILITY BOX
- PAINTED ARROW

TITLE COMMITMENT NOTES

- FILE No. CT-3025 EFFECTIVE DATE: 9/28/2007 @ 8:30 AM
SCHEDULE B - SECTION 2
- NOT A SURVEY RELATED ITEM.
 - SEE INSTRUMENT NUMBER 2002016046.
 - NOT A SURVEY RELATED ITEM.
 - SEE SURVEY SHOWN HEREON.
 - SEE SURVEY SHOWN HEREON.

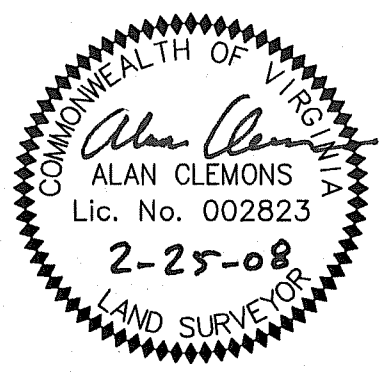
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

(A) THE SURVEY REPRESENTED HEREIN IS AN ACCURATE SURVEY OF ALL THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (B) THE WITHIN SURVEY PROPERLY AND ACCURATELY INDICATES THE SIZE, LOCATION, AND TYPE OF IMPROVEMENTS ON THE PROPERTIES AS OF THE DATE OF THE SURVEY; (C) THE WITHIN SURVEY WAS PREPARED UNDER THE DIRECT SUPERVISION AND CONTROL OF THE UNDERSIGNED FROM AN ACTUAL SURVEY MADE OF THE REAL PROPERTY LEGALLY DESCRIBED HEREIN; (D) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THE LOCATION, SIZE, AND MATERIAL ARE CORRECTLY SHOWN; (E) EXCEPT AS SHOWN HEREON, THERE ARE NO ENCROACHMENTS EITHER ACROSS PROPERTY LINES OR ZONING RESTRICTION LINES IN EFFECT AS OF THE DATE OF THE SURVEY; (F) THE WITHIN SURVEY PROPERLY DESIGNATES AND LOCATES ALL VISIBLE OR RECORDED EASEMENTS AS OF THE DATE OF THE SURVEY; (G) INGRESS AND EGRESS TO THE PROPERTY IS PROVIDED BY PRICES FORK ROAD, AND/OR HETHWOOD BOULEVARD UPON WHICH THE PROPERTY ABUTS. THE SAME BEING PAVED AND DEDICATED RIGHT-OF-WAY MAINTAINED BY THE TOWN OF BLACKSBURG, VA. (H) THE PROPERTY IS NOT LOCATED IN AN AREA DESIGNATED AS A SPECIAL FLOOD HAZARDOUS AREA BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, AND LIES IN ZONE "C" OF MINIMAL FLOODING; (I) THE SUBJECT PROPERTY DOES NOT SERVICE ANY ADJOINING PROPERTY FOR DRAINAGE, INGRESS, EGRESS OR ANY OTHER PURPOSE, OTHER THAN AS SHOWN HEREON; (J) ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS NOTED IN THE TITLE COMPANY'S COMMITMENT FOR FILE No. CT-3025, DATED SEPTEMBER 28, 2007 @ 8:30 AM, HAVE BEEN CORRECTLY PLATTED HEREON; (K) ALL PARKING AREAS AND THE NUMBER OF PARKING SPACES HAVE BEEN LOCATED AND STATED HEREON; AND (L) THE WITHIN SURVEY SURVEY WAS PREPARED IN ACCORDANCE WITH THE CURRENT MINIMUM STANDARDS OF REQUIREMENT OF THE VIRGINIA BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, CERTIFIED INTERIOR DESIGNERS, AND LANDSCAPE ARCHITECTS, AND WERE MADE IN ACCORDANCE WITH THE MINIMUM STANDARD REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY THE ALTA, ACSM, AND NSPS IN 2005, INCLUDING, WITHOUT LIMITATION, THOSE CERTAIN ITEMS 1,2,3,4,6,7(B)-(1),(2) 7(C),8,9,10,11(a),13,16,17,18, AND 19. LISTED IN TABLE A THEREIN.

STATE OF VIRGINIA
COUNTY OF MONTGOMERY
TO: SHENANDOAH LIFE INSURANCE COMPANY AND THOSE SUCCESSORS AND ASSIGNS INCLUDED IN THE DEFINITION OF "INSURED AS CONTAINED HEREIN AND LESTER DEVELOPMENT CORPORATION

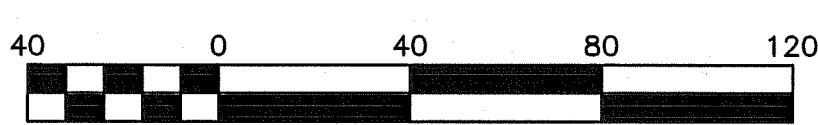
I, ALAN CLEMONS, A REGISTERED LICENSED LAND SURVEYOR IN THE STATE OF VIRGINIA OF BALZER AND ASSOCIATES, INC. OF CHRISTIANBURG, VIRGINIA (540-381-4290), HEREBY CERTIFY THAT THE PREMISES SHOWN HEREON IS A TRUE AND CORRECT PLAT OF THE PROPERTY DESCRIBED HEREON; THAT THE BUILDINGS THEREON ARE LOCATED WITH RESPECT TO PROPERTY BOUNDARIES AS SHOWN; THAT THERE ARE NO ELECTRIC OR TELEPHONE WIRES (EXCLUDING THOSE WHICH SERVE THE PREMISES ONLY) OR STRUCTURES OR SUPPORTS THEREON OR OVER SAID PREMISES EXCEPT AS SHOWN; THAT ALL RIGHTS OF WAY, EASEMENTS OR JOINT DRIVES OVER OR ACROSS SAID PREMISES VISIBLE ON THE SURFACE ARE SHOWN; THAT THE PREMISES SURVEYED DO NOT ENCRUCH ON THE ADJOINING PROPERTY AND THAT THE ADJOINING PROPERTY DOES NOT ENCRUCH ON THE PREMISES SURVEYED EXCEPT AS SHOWN; I FURTHER CERTIFY THAT I HAVE CONSULTED FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAPS AS ARE CURRENTLY AVAILABLE AND HAVE FOUND THAT THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

WITNESS MY HAND THIS 25 DAY OF February, 2008



GENERAL NOTES

- OWNER OF RECORD: LESTER DEVELOPMENT CORPORATION, A VIRGINIA CORPORATION
- TAX MAP NUMBER: 283-A-14A
- LEGAL REFERENCES: D.B. 772, PG. 660; P.B. 9, PG. 108; P.B. 15, PG. 706
- EASEMENTS:
SANITARY SEWER AND STORM SEWER EASEMENT ACQUIRED BY THE TOWN OF BLACKSBURG, VIRGINIA IN D.B. 451, PG. 263-267
RIGHT OF WAY AND EASEMENT GRANTED TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF VIRGINIA IN D.B. 657, PG. 390
RIGHT OF WAY AND EASEMENTS GRANTED TO APPALACHIAN POWER COMPANY IN D.B. 326, PG. 814-815
EASEMENT AND RIGHT OF WAY ACQUIRED BY THE TOWN OF BLACKSBURG, VIRGINIA IN D.B. 345, PG. 866-868
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS IN INST. #2002016046
- PROPERTY IS CURRENTLY ZONED PR (PLANNED RESIDENTIAL) SEE TOWN OF BLACKSBURG, VIRGINIA ZONING ORDINANCE SEC. 3113 SITE DEVELOPMENT REGULATIONS.
- ACCORDING TO SEC. 3113 (d) SITE DEVELOPMENT REGULATIONS OF ZONING ORDINANCE OF THE TOWN OF BLACKSBURG, VIRGINIA, THE MINIMUM SETBACK REQUIREMENTS SHALL BE SPECIFICALLY ESTABLISHED DURING THE REVIEW AND APPROVAL OF THE MASTER PLAN. (6) SETBACKS IN A PDR PLANNED DEVELOPMENT, RESIDENTIAL DISTRICT ADOPTED PRIOR TO THE SAID ORDINANCE SHALL BE AS SPECIFIED IN THE MASTER PLAN, OR IF NOT SPECIFIED, A 27 FOOT FRONT YARD, 7 FOOT SIDE YARD, EXCEPT ON CORNER LOTS, A SIDE YARD FACING STREET SHALL BE 20 FEET, AND 18 FOOT REAR YARD. SEE SEC. 3113 SITE DEVELOPMENT REGULATIONS FOR MORE INFORMATION REGARDING REQUIREMENTS WITHIN PR ZONING DISTRICT IN THE TOWN OF BLACKSBURG, VIRGINIA.
*PLAT BOOK 15, PAGE 706 - NOTE "D" IN SURVEYOR'S CERTIFICATION STATES: "ALL REQUIRED BUILDING SET-BACK LINES ON THE SUBJECT PROPERTY ARE LOCATED AS SHOWN HEREON." THE LOCATION OF THESE LINES WERE UNABLE TO BE DETERMINED ON SAID PLAT.
- HEIGHT OF BUILDING REQUIRED - UNABLE TO DETERMINE SPECIFIED HEIGHT FOR PR ZONING DISTRICT.
- REQUIRED NUMBER OF PARKING SPACES - UNABLE TO DETERMINE SPECIFIED NUMBER OF PARKING SPACES FOR DISTRICT.
- UNDERGROUND UTILITY SERVICE LINES.
- PROPERTY IS IN F.E.M.A. IS IN DEFINED ZONE C (UNSHADED) AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 510100 0006 B (EFFECTIVE DATE: MAY 15, 1980)
- VERIFY THE LOCATION AND ELEVATION OF EACH EXISTING UNDERGROUND UTILITY IN AREAS OF CONSTRUCTION PRIOR TO COMMENCEMENT OF WORK. TO CONTACT MISS UTILITY CALL 1-800-552-7001. UTILITY LOCATIONS ARE APPROXIMATE AND ARE THE RESULT OF A COMBINATION OF FIELD LOCATION AND A REVIEW OF EXISTING INFORMATION.
- TOTAL NUMBER OF PARKING SPACES SHOWN HEREON IS: 182 STANDARD SPACES, AND 8 HANDICAP SPACES. THE NUMBER OF STANDARD SPACES INCLUDE 4 SPACES THAT ARE OCCUPIED BY SHOPPING CART STORAGE.
- PROPERTY STREET ADDRESS: 801 HETHWOOD BOULEVARD, BLACKSBURG, VA 24060
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF STREET RIGHT-OF-WAY CHANGES OR ANY EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS.
- AT THE TIME OF THIS SURVEY THERE WAS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL.



Scale 1" = 40'

ALTA/ACSM LAND TITLE SURVEY
FOR
LESTER DEVELOPMENT CORPORATION
801 HETHWOOD BOULEVARD
TAX MAP NUMBER 283-A-14A
TOWN OF BLACKSBURG
PRICES FORK MAGISTERIAL DISTRICT
MONTGOMERY COUNTY, VIRGINIA
SURVEYED: SEPTEMBER 21, 2007
REVISED: JANUARY 30, 2008
REVISED: FEBRUARY 25, 2008
JOB #80710215.00
SCALE: 1" = 50'

TEL: 540-381-4290 FAX: 540-381-4291
PLANNERS ARCHITECTS ENGINEERS SURVEYORS
Balzer & Associates, Inc. 448 Peppers Ferry Road, NW Christiansburg Va. 24073

