RECORD LEGAL DESCRIPTION FROM JAMES R. CROMWELL, SOLE ACTING SUBSTITUTE TRUSTEE, AND TANGLEWOOD MALL ASSOCIATES, L.L.C. TO ROANOKE TANGLEWOOD LLC

RECORDED IN D.B. 1646 PG. 1502 IN THE OFFICE OF THE Clerk Of the Circuit Court of the County of ROANOKE, VA.

DESCRIPTION OF A 53.913 ACRE TRACT
PARCEL 1

SITUATE ON VA. ROUTE 419 AND VA. SEC. ROUTE 681

BEGINNING AT A ½" REBAR WITH A YELLOW CAP SET, SAID POINT BEING THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD (VA. SEC. RTE. 681) AND THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF SAID RAILROAD, 50 FEET FROM THE CENTERLINE THEREOF, THE FOLLOWING:

N. 70°35'58" E., 46.58 FEET TO A POINT;

N. 65°54'58" E., 104.63 FEET TO A POINT;

N. 59°58'58" E., 105.11 FEET TO A POINT;

N. 54°01'58" E., 105.11 FEET TO A POINT;

N. 48°04'58" E., 105.21 FEET TO A POINT;

N. 42°03'58" E., 105.36 FEET TO A POINT;

N. 35°47'58" E., 105.39 FEET TO A POINT;

N. 29°43'58" E., 105.08 FEET TO A POINT;

N. 24°09'58" E., 103.49 FEET TO A POINT;

N. 21°43'58" E., 101.23 FEET TO A POINT;

N. 21°20'58" E., 1265.73 FEET TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A 3.378 ACRE PARCEL; THENCE LEAVING SAID RAILROAD RIGHT-OF-WAY AND WITH THE SOUTHERLY PROPERTY LINE OF THE AFORESAID 3.378 ACRE PARCEL, S. 68°39'02" E., 407.94 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 220, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF THE AFORESAID 3.378 ACRE PARCEL; THENCE WITH THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 220 WITH A CURVE TO THE LEFT WHOSE RADIUS IS 1248.92 FEET, AN ARC DISTANCE OF 188.73 FEET (CHORD = S. 20°17'12" E., 188.55 FEET) TO A CONCRETE HIGHWAY MONUMENT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY OF U.S. ROUTE 220 THE FOLLOWING:

S. 24°28'34" E., 97.04 FEET TO A ½" REBAR WITH YELLOW CAP SET;

S. 24°43'10" E., 145.42 FEET TO A ½" REBAR WITH YELLOW CAP SET;

S. 26°14'53" E., 163.20 FEET TO A ½" REBAR WITH YELLOW CAP SET;

S. 15°18'10" E., 197.67 FEET TO A ½" REBAR WITH YELLOW CAP SET;

THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE WESTERLY PROPERTY LINE OF A 1.298 ACRE PARCEL, S. 15°40'30" E., 199.34 FEET TO A POINT; THENCE CONTINUING WITH SAID 1.298 ACRE PARCEL WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 427.46 FEET, AN ARC DISTANCE OF 437.01 FEET (CHORD = S. 15°33'48" W., 418.23 FEET) TO A POINT; THENCE CONTINUING WITH SAID 1.298 ACRE PARCEL, S. 17°17'21" W., 76.93 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID 1.298 ACRE PARCEL; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419, S. 44°34'43" W., 163.26 FEET TO A CONCRETE HIGHWAY MONUMENT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 11,399.16 FEET, AN ARC DISTANCE OF 995.32 FEET (CHORD = S. 47°04'48" W., 995.00 FEET) TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF AN 0.041 ACRE PARCEL BEING THE PROPERTY OF THE ROANOKE COUNTY BOARD OF SUPERVISORS; THENCE LEAVING SAID RIGHT-OF-WAY AND ALONG THE EASTERLY PROPERTY LINE OF SAID 0.041 ACRE PARCEL, N. 40°19'05" W., 45.00 FEET TO A CHISELED "X"; THENCE WITH THE NORTHERLY PROPERTY LINE OF SAID 0.041 ACRE PARCEL, S. 49°40'55" W., 40.00 FEET TO A POINT, SAID POINT BEARS, N. 88°21'10" W., 0.43 FEET FROM A P.K. NAIL; THENCE WITH THE WESTERLY PROPERTY LINE OF SAID 0.041 ACRE PARCEL, S. 40°19'05" E., 45.00 FEET TO A POINT, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419 WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 11,399.16 FEET, AN ARC DISTANCE OF 261.19 FEET (CHORD = S. 50°26'30" W., 261.18 FEET) TO A POINT, SAID POINT BEARS, S. 00°34'53" W., 0.44 FEET FROM A CONCRETE HIGHWAY MONUMENT; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, S. 51°05'43" W., 33.44 FEET TO AN IRON PIN, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY OWNED BY MARBLE ASSOCIATES; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419 AND WITH THE EASTERLY PROPERTY LINE OF MARBLE ASSOCIATES, N. 41°15'53" W., PASSING AN IRON PIN ON LINE AT 183.74 FEET, IN ALL 184.18 FEET TO A POINT; THENCE WITH THE NORTHERLY PROPERTY LINE OF MARBLE ASSOCIATES, S. 48°44'07" W., 232.38 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD (VA. SEC. RTE. 681), SAID POINT BEARS, N. 46°16'14" W., 3.29 FEET FROM AN IRON PIN; THENCE WITH THE EASTERLY RIGHT-OF-WAY OF OGDEN ROAD, N. 28°29'47" W. 353.45 FEET TO A ½" REBAR WITH YELLOW CAP SET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY WITH A CURVE TO THE RIGHT WHOSE RADIUS IS 1120.92 FEET, AN ARC DISTANCE OF 247.81 FEET (CHORD = N. 22°09'47" W., 247.30 FEET) TO A ½" REBAR WITH YELLOW CAP SET; THENCE CONTINUING WITH SAID RIGHT-OF-WAY, N. 16°15'45" W., 175.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 53.913 ACRES.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS INSURED AND SHOWN ON SCHEDULE C OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-784551-CH2 OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

DESCRIPTION OF A 3.378 ACRE TRACT
PARCEL 2

SITUATE ON U.S. ROUTE 220

BEGINNING AT A CONCRETE HIGHWAY MONUMENT, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY AND THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 220; THENCE WITH THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 220, WITH A CURVE TO THE LEFT WHOSE RADIUS IS 1248.92 FEET, AN ARC DISTANCE OF 867.03 FEET (CHORD = S. 03°55'50" W., 849.73 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE NORTHERLY PROPERTY LINE OF A 53.913 ACRE TRACT, N. 68°39'02" W., 407.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY; THENCE WITH THE SOUTHERLY RIGHT-OF-WAY OF THE NORFOLK SOUTHERN RAILWAY, 50 FEET FROM CENTERLINE THEREOF, THE FOLLOWING:

N. 21°20'58" E., 69.65 FEET TO A POINT;

N. 22°26'48" E., 111.43 FEET TO A POINT;

N. 26°11'28" E., 151.57 FEET TO A POINT;

N. 31°52'28" E., 96.53 FEET TO A POINT;

N. 35°48'18" E., 96.98 FEET TO A POINT;

N. 38°48'48" E., 98.11 FEET TO A POINT;

N. 40°06'28" E., 99.13 FEET TO A POINT;

N. 40°27'28" E., 108.37 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.378 ACRES.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS INSURED AND SHOWN ON SCHEDULE C OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-784551-CH2 OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

DESCRIPTION OF A 1.298 ACRE TRACT
PARCEL 3

SITUATE ON U.S. ROUTE 220 AND VA. ROUTE 419

BEGINNING AT A CONCRETE HIGHWAY MONUMENT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF U.S. ROUTE 220 AND THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419; THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF VA. ROUTE 419, S. 44°34'43" W., 450.29 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY AND WITH THE EASTERLY PROPERTY LINE OF A 53.913 ACRE TRACT, N. 17°17'21" E., 76.93 FEET TO A POINT; THENCE CONTINUING WITH SAID EASTERLY PROPERTY LINE WITH A CURVE TO THE LEFT WHOSE RADIUS IS 427.46 FEET, AN ARC DISTANCE OF 437.01 FEET (CHORD = N. 15°33'48" E., 418.23 FEET) TO A POINT; THENCE CONTINUING WITH SAID EAST PROPERTY LINE, N. 15°40'30" W., 199.34 FEET TO A ½" REBAR WITH YELLOW CAP SET, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 220; THENCE WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 220 THE FOLLOWING:

S. 39°51'50" E., 293.35 FEET TO A ½" REBAR WITH YELLOW CAP SET;

S. 16°43'41" E., 113.12 FEET TO A CONCRETE HIGHWAY MONUMENT;

S. 45°25'17" E., 20.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.298 ACRES.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS INSURED AND SHOWN ON SCHEDULE C OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-784551-CH2 OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.

RECORD LEGAL DESCRIPTION OF 0.041 ACRE PARCEL CONVEYED FROM THE WESTERN VIRGINIA WATER AUTHORITY (PARTY OF THE FIRST PART) TO ROANOKE TANGLEWOOD, LLC (PARTY OF THE SECOND PART)
PARCEL 4

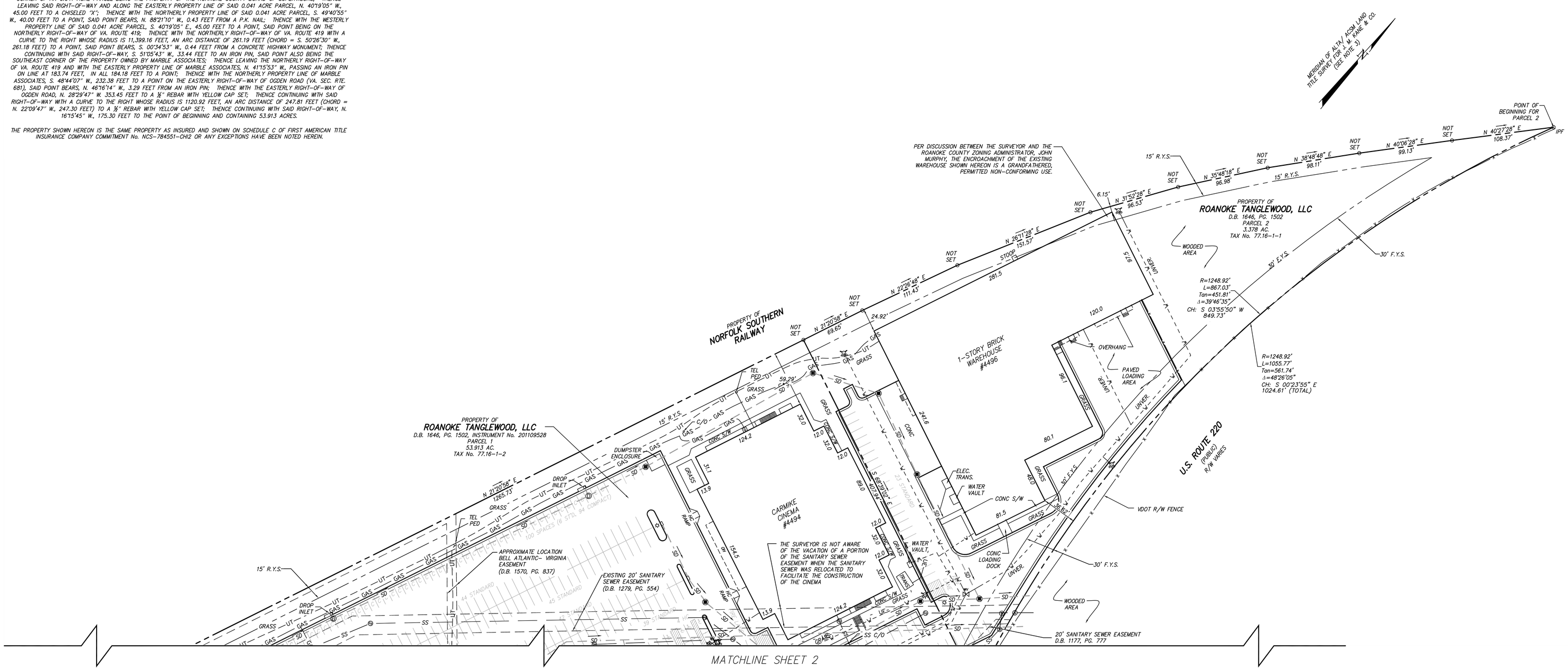
SITUATE OF VA. ROUTE 419

DEED REFERS TO "PLAT DATED FEBRUARY 16, 2011, REVISED FEBRUARY 21, 2011 MADE BY CALDWELL WHITE ASSOCIATES AND TITLED "PLAT FOR ROANOKE TANGLEWOOD, LLC AND THE WESTERN VIRGINIA WATER AUTHORITY" AND BEING RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT FOR THE COUNTY OF ROANOKE, VIRGINIA AS INSTRUMENT NUMBER 2011-08456 (THE PLAT).

1) THE PARTY OF THE FIRST PART DOES HEREBY GRANT, RELEASE AND CONVEY WITH SPECIAL WARRANTY OF TITLE, UNTO THE PARTY OF THE SECOND PART, ALL THAT CERTAIN 0.041 ACRE PARCEL OF LAND SHOWN ON THE PLAT; AND DOES HEREBY VACATE THE EASEMENTS LABELED "EXISTING INGRESS/EGRESS EASEMENT (D.B. 1306, PG. 1966 & D.B. 1334, PG. 62, P.B. 13, PG. 32)" AS SHOWN ON THE PLAT; AND "TEMPORARY CONSTRUCTION EASEMENT D.B. 1306, PG. 1966" AS SHOWN ON PLAT ENTITLED "EASEMENT PLAT FOR C&P TELEPHONE COMPANY, SHOWING A NEW 17' X 35' EASEMENT CONTAINING 0.014 AC. SITUATE ON ELECTRIC ROAD BEING CONVEYED BY PARAMOUNT GROUP" DATED APRIL 23, 1990 AND RECORDED IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA IN P.B. 13, PG. 32 (BOTH EASEMENTS ARE SOMETIMES HEREINAFTER REFERRED TO AS THE "VACATED EASEMENTS").

SURVEYOR'S NOTE: THE DEED INCORRECTLY LISTS THE RECORDATION OF THE C&P PLAT IN THE CIRCUIT COURT CLERK'S OFFICE FOR THE CITY OF ROANOKE, VIRGINIA. CORRECT REFERENCE SHOULD BE CIRCUIT COURT CLERK'S OFFICE FOR THE COUNTY OF ROANOKE, VIRGINIA

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS INSURED AND SHOWN ON SCHEDULE C OF FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-784551-CH2 OR ANY EXCEPTIONS HAVE BEEN NOTED HEREIN.



THIS PLAT DOES NOT CONSTITUTE A SUBDIVISION UNDER THE ROANOKE COUNTY SUBDIVISION ORDINANCE

COMMONWEALTH OF VIRGINIA
FRANK B. CALDWELL, III
LIC. NO. 1335
14 SEPTEMBER 2016
LAND SURVEYOR

ALTA/NSPS LAND TITLE SURVEY
OF
TANGLEWOOD MALL

ROANOKE COUNTY TAX PARCELS 077.16-01-01.00, 077.16-01-02.00, 077.16-01-03.00 AND 077.20-03-01.01 (D.B. 1646, PG. 1502 AND INSTRUMENT No. 201108456)

CONTAINING 58.630 ACRES

SITUATE ELECTRIC ROAD (VA. ROUTE 419)
CAVE SPRING MAGISTERIAL DISTRICT
COUNTY OF ROANOKE, VIRGINIA

CWA
CALDWELL WHITE ASSOCIATES
ENGINEERS / SURVEYORS / PLANNERS
4205 MELROSE AVENUE, N.W. P.O. BOX 6260
ROANOKE, VIRGINIA 24017-0260
Telephone:(540) 366-3400 Fax: (540) 366-8702
E-Mail: cwaroanoke@aol.com

40' 20' 0' 40' 80' 1" = 40'
GRAPHIC SCALE

TAX No.: 77.16-1-1, 77.16-1-2, 77.16-1-3 & 77.20-3-1.1
DATE: AUGUST 3, 2016
CALC. CH CHK'D FBC
CLOSED: CH
SHEET 3 OF 3

SCALE: 1"= 40'
N.B.: CH-11
DRAWN: CH
W.O.: 16-0055

REV: SEPTEMBER 14, 2016
REV: SEPTEMBER 7, 2016