COMMONWEALTH OF VIRGINIA
DONNIE W. SLUSHER
NO. 1246
LAND SURVEYOR
8/1/04

This is to certify that on JUNE 28, 2004 I made an accurate survey of the premises shown hereon and that there are no easements or encroachments visible on the ground other that those shown hereon.

Slusher Surveying and Assoc. P.C.
P.O. Box 646 Bedford, Va. 24523
Phone: (540) 586 - 9257

PLAT SHOWING RE-SURVEY OF PROPERTY OWNED BY:

RBX INDUSTRIES. INC.

SOURCE: INSTR. NO.010011608

NEW TAX MAP NO. 196-5-1: 0.484 ACRES

NEW TAX MAP NO. 196-5-2: 10.506 ACRES

CITY OF BEDFORD
VIRGINIA

SCALE: 1" = 100'
DATE: JUNE 28, 2004
REVISED: AUGUST 10, 2004
REVISED: AUGUST 30, 2004

MERIDIAN RECORD N

PROPERTY DESCRIPTION

All that certain lot, piece or parcel of land, lying and being situate in the City of Bedford, Commonwealth of Virginia, and more particularly described as follows, to-wit:

Tax Map No. 196 - 5 - 2 (Plat 1):

Beginning at an iron pin set in western right of way of Adams St. and common corner with Ellen C. Wilkes: thence N68-29-49E 202.28' to an iron pipe found: thence N21-30-09W 50.00' to an iron pin set on the southern right of way line of Monroe Street: thence with said southern right of way line of Monroe Street N68-29-49E 236.52' to an iron pipe found: thence leaving said southern right of way of Monroe Street along the common boundary line with other property of RBX Industries, Inc. S19-04-41E 20.27' to an iron pipe found: thence along said common boundary line S40-34-58E 101.46' to an iron pin found: thence along said common boundary line S35-37-49E 159.37' to an iron pipe found: thence along said common boundary line S44-05-30E 85.16' to an iron pipe found: thence along said common boundary line S62-21-16E 132.63' to an iron pin found: thence along said common boundary line S59-26-51E 112.27' to an iron pipe found: thence along said common boundary line S30-19-29E 113.13' to an iron pipe found: thence along said common boundary line S15-50-15E 156.59' to an iron pin set on line at 150.59' before northern right of way line of Norfolk Southern Railroad: thence along said railroad right of way in a curve with a delta of 18-24-18, a radius of 3770.00', an arc of 1211.03', a tangent of 610.78', a chord of 1205.83' and a chord bearing of S85-55-35W to an iron pipe found at the common corner with J. C. Nichols: thence leaving said railroad right of way along the common property line with J.C. Nichols N12-55-49E 145.80' to an iron pipe found in the southern right of way line of Railroad Avenue: thence along said southern right of way line of Railroad Avenue: S79-59-41E 301.70' to an iron pipe found in said southern right of way line: thence along said southern right of way line S86-27-00E 80.20' to an iron pipe found at the common corner of the southern right of way line of Railroad Avenue and the western right of way line of Adams Street: thence along said western right of way line of Adams Street N21-30-11W 452.50' to an iron pin, being the point of beginning, containing 10.506 Acres.

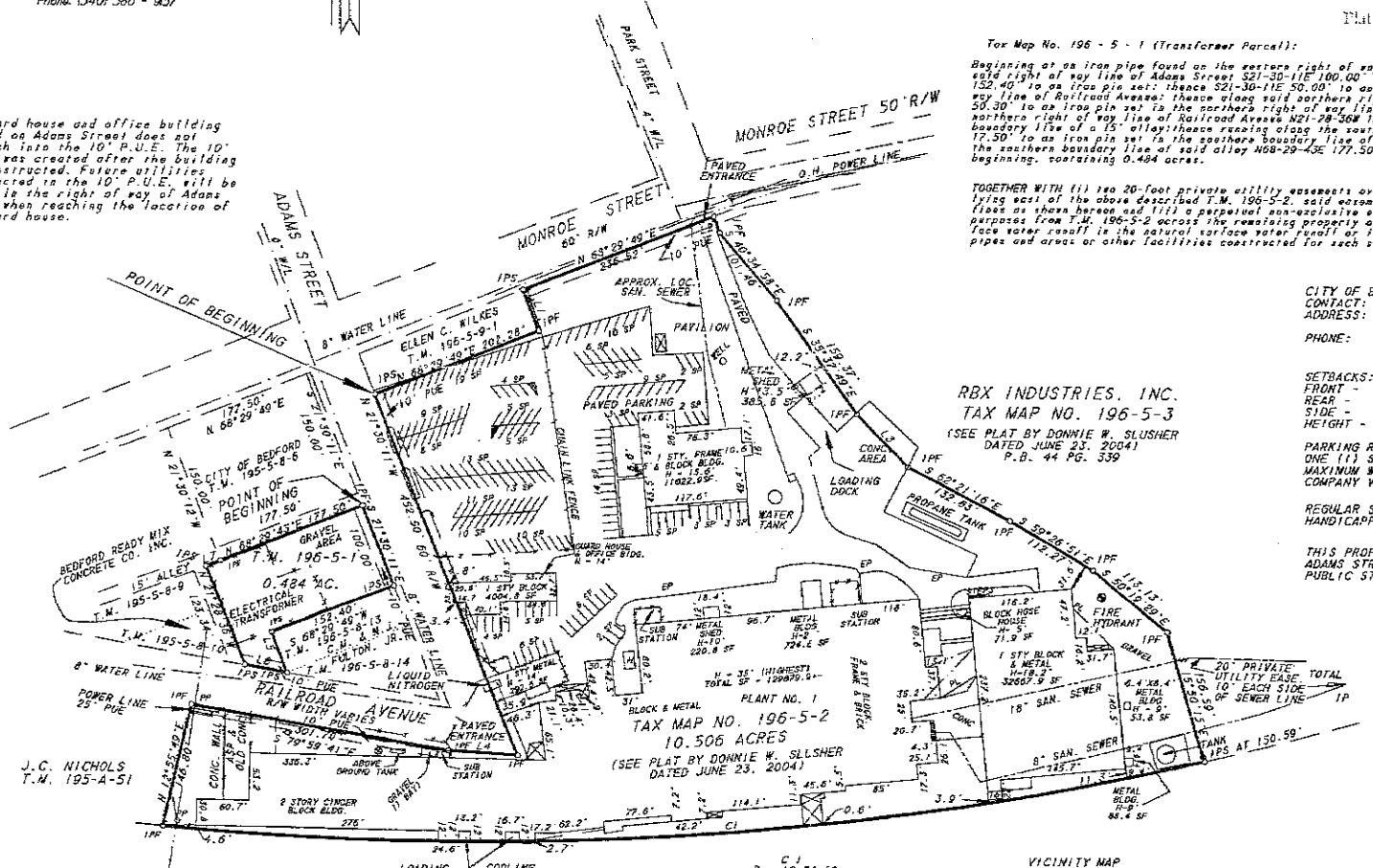
Plat & Survey Plat Bk. 45 Pg. 49

Tax Map No. 196 - 5 - 1 (Transferee Parcel):

Beginning at an iron pipe found on the western right of way line of Adams Street: thence along the said right of way line of Adams Street S21-30-11E 100.00' to an iron pin set: thence S68-29-49W 152.40' to an iron pin set: thence S21-30-11E 50.00' to an iron pin set in the northern right of way line of Railroad Avenue: thence along said southern right of way line of Railroad Avenue N79-30-08W 50.30' to an iron pin set in the northern right of way line of Railroad Avenue: thence leaving said northern right of way line of Railroad Avenue N21-28-36W 123.34' to an iron pin set in the southern boundary line of a 15' alley: thence running along the southern boundary line of said 15' alley N68-29-57E 17.50' to an iron pin set in the southern boundary line of said 15' alley: thence continuing along the southern boundary line of said alley N68-29-49E 177.50' to an iron pipe, being the point of beginning, containing 0.484 acres.

TOGETHER WITH (i) two 20-foot private utility easements over the land retained by RBX Industries, Inc., lying east of the above described T.M. 196-5-2, said easements being centered upon the existing sewer lines as shown hereon and (ii) a perpetual non-exclusive easement for surface water runoff purposes from T.M. 196-5-2 across the remaining property of RBX Industries, Inc., so long as said surface water runoff is the natural surface water runoff or is within and along the conduits, culverts, pipes and areas or other facilities constructed for such surface water runoff.

Note:
The guard house and office building located on Adams Street does not encroach into the 10' P.U.E. The 10' P.U.E. was created after the building was constructed. Future utilities constructed in the 10' P.U.E. will be placed in the right of way of Adams Street when reaching the location of the guard house.



CITY OF BEDFORD ZONING DEPARTMENT
CONTACT: JIM ENGLISH
ADDRESS: 215 EAST MAIN STREET
BEDFORD, VA. 24523
PHONE: (540) 586-6023

SETBACKS:
FRONT - PER CITY OF BEDFORD ZONING OFFICE APPROVAL
REAR - 3'
SIDE - 3'
HEIGHT - 40'

PARKING REQUIREMENTS:
ONE (1) SPACE FOR EACH THREE (3) EMPLOYEES ON THE MAXIMUM WORKING SHIFT, PLUS ONE (1) SPACE FOR EACH COMPANY VEHICLE OPERATION FROM PREMISES.

REGULAR STRIPED PARKING SPACES: 194
HANDICAPPED PARKING SPACES: 0

THIS PROPERTY HAS DIRECT ACCESS TO MONROE STREET, ADAMS STREET AND RAILROAD AVENUE WHICH ARE ALL PUBLIC STREETS.

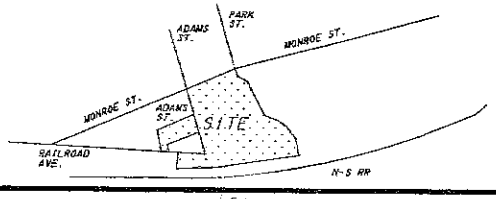
LEGEND:
OVERHEAD UTILITIES
WATER LINE
SEWER LINE
POWER POLE (PP)
CHAIN LINK FENCE

NOTES

1. Exact location of underground utilities and improvements unknown.
2. This property as platted falls within Flood Zone X of the Flood Insurance Rate Map, Community Panel No. 510035 0005C dated April 2, 1992 and is not in a Special Flood Hazard Area.
3. Tax Map No. 196 - 5 - 1 and 196 - 5 - 2.
4. ZONING: M1-MANUFACTURING

D = 18-24-18
R = 3770.00'
A = 1211.03'
T = 610.78'
CH = 1205.83'
BG = S85-55-35W

VICINITY MAP
NOT TO SCALE



LINE	BEARING	DISTANCE
L 1	N 21°30'09"W	50.00'
L 2	S 19°04'41"E	20.27'
L 3	S 44°05'30"E	85.16'
L 4	S 86°27'00"E	80.20'
L 5	S 21°30'11"E	50.00'
L 6	N 79°30'08"W	50.30'
L 7	N 68°29'57"E	17.50'

1104
CHW