

GENERAL NOTES

- 1) TOTAL PARKING SPACES = 221 (INCLUDES 10 HANDICAPPED SPACES) TYPICAL PARKING SPACE IS 9' WIDE (SOME VARY)
- 2) ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS EXCEPT AS NOTED HEREON.
- 3) SOME OF THE EXCEPTIONS ARE GRAPHICALLY SHOWN BASED UPON DEEDS AND/OR A PRIOR SURVEY BY MOUNTAIN STATE SURVEYING COMPANY, DATED MARCH 1989.
- 4) ALL RIGHTS-OF-WAY ARE PUBLIC RIGHTS-OF-WAY.
- 5) PARCEL 91.1 IS SHOWN AS PART OF THE SUBJECT PROPERTY IN COUNTY CLERK'S LAND BOOKS. STAR CITY CLERK COULD NOT FIND WHERE THEY ABANDONED THIS ALLEY. OWNERSHIP IS UNCLEAR TO SURVEYOR. THERE ARE ENCROACHMENTS INTO THIS APPARENTLY ABANDONED RIGHT-OF-WAY AS SHOWN ON SURVEY.
- 6) THERE ARE NO ENCROACHMENTS EXCEPT FOR ITEMS (A) THROUGH (H) SET FORTH IN THIS SURVEY.
- 7) THE SUBJECT PROPERTY IS CONTIGUOUS TO AND HAS LEGAL ACCESS AND INGRESS AND EGRESS TO AND FROM SARATOGA AVENUE, CANFIELD STREET AND MONONGAHELA BOULEVARD, WHICH ARE ALL PAVED PUBLIC RIGHTS-OF-WAYS.
- 8) EXISTING BUILDINGS AND OTHER IMPROVEMENTS DO NOT ENCRACH ON ANY PLOTTABLE EASEMENTS OR RIGHTS-OF-WAY EXCEPT AS SHOWN.



VICINITY MAP

21- STATEMENT OF ENCROACHMENTS

- 1) BOILER ROOM/OLD SHOP (FORMERLY LAUNDRY/MAINTENANCE) BUILDING AND CONCRETE WALK ENCROACH BEYOND NORTHEASTERLY LINE IN ROAD RIGHT-OF-WAY.
- 2) THE PARKING LOT BEHIND THE NORTHERNMOST BUILDING ENCROACHES INTO THE ROAD RIGHT-OF-WAY.
- 3) THE CONCRETE DUMPSTER PAD, SIGN AND A SMALL PORTION OF ASPHALT PARKING LOT FOR JIFFY LUBE ENCROACHES ACROSS THE HOLIDAY INN PROPERTY LINE.
- 4) A CONCRETE BASE FOR A SIGN HAS BEEN CONSTRUCTED THAT PROTRUDES 1.4' INTO THE RIGHT OF WAY OF SARATOGA AVENUE AT MONONGAHELA BOULEVARD.
- 5) ALONG SARATOGA AVENUE THE ROAD ENCROACHES ONTO THIS PROPERTY IN PLACES.
- 6) THE GAS REGULATOR SHOWN ON PARCEL "C" ENCROACHES ONTO THE RIGHT-OF-WAY.
- 7) THE PARKING LOT AND WALK BETWEEN PARCELS "A" & "B" ENCROACH ONTO THE 15' UNOPENED ALLEY. PER CONVERSATION WITH THE CITY CLERK OF STAR CITY, NO DEED OF RECORD HAS EVER BEEN FILED TO SHOW THAT THIS IS AN EASEMENT. TAX MAPS INDICATE THAT THIS IS PART OF HOLIDAY INN PROPERTY.
- 8) THE PARKING LOT ALONG THE SOUTHWESTERLY LINE ENCROACHES ONTO THE ROAD RIGHT-OF-WAY.
- 9) ABOVE ITEMS PLOTTED WITH THIS SYMBOL.

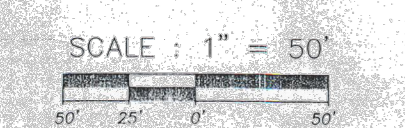
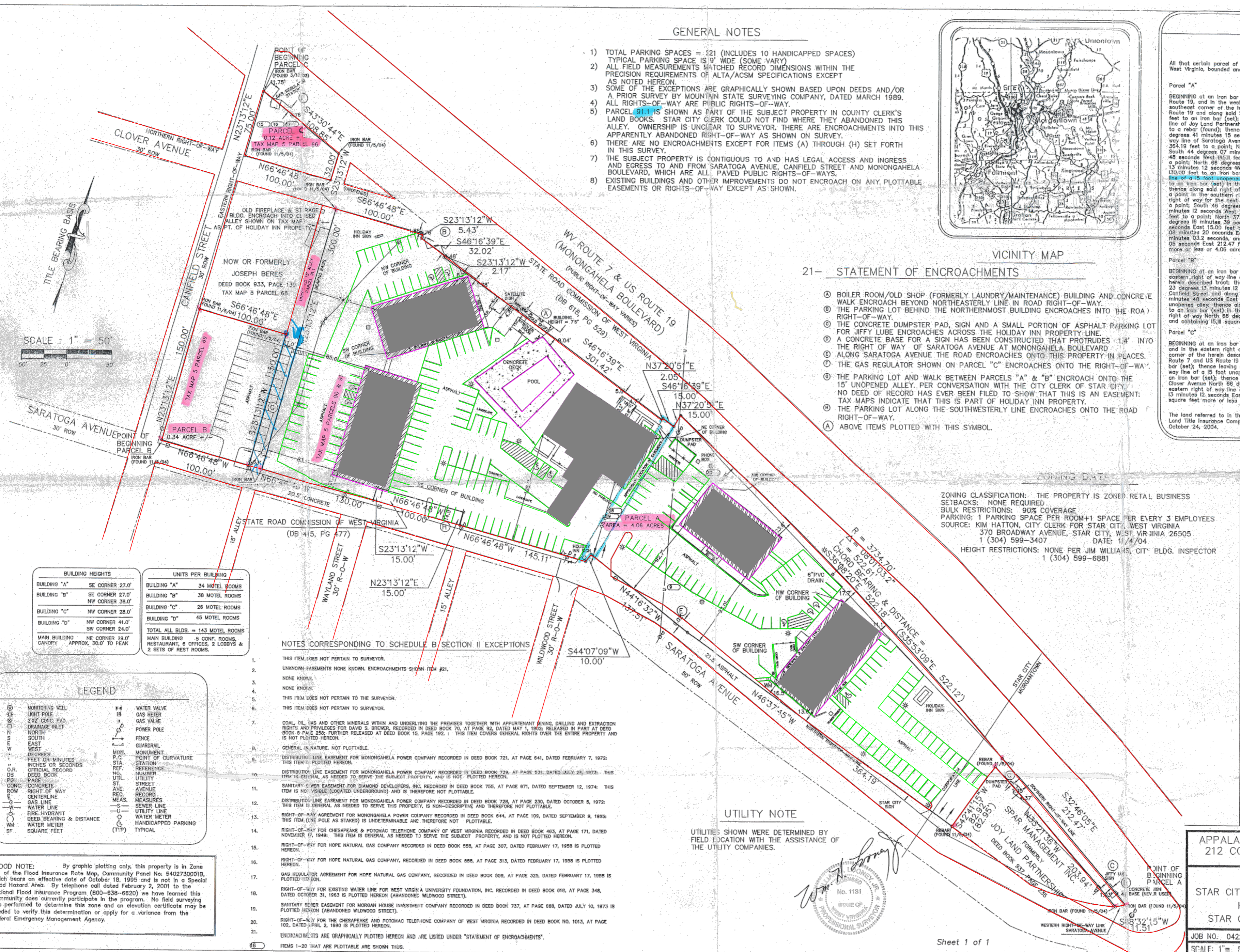
All that certain parcel of in West Virginia, bounded and

Parcel "A"
 BEGINNING at an iron bar (e Route 19, and in the western southeast corner of the here Route 19 and along said Sa feet to an iron bar (set); li line of Joy Land Partnership to a rebar (found); thence degrees 41 minutes 13 seco way line of Saratoga Avenue 364.19 feet to a point; Nori South 44 degrees 07 minut 48 seconds West 145.11 feet a point; North 66 degrees 13 minutes 12 seconds West 130.00 feet to an iron bar (line of 15 foot unopened; to an iron bar (set) in the thence along said right of a point in the southern right of way for the next a point; South 46 degrees 1 minutes 12 seconds West 2.1 feet to a point; North 37 degrees 16 minutes 39 seconds East 15.00 feet to 08 minutes 20 seconds East minutes 03.2 seconds, and 05 seconds East 212.47 feet more or less or 4.06 acres

Parcel "B"
 BEGINNING at an iron bar in and in the eastern right of corner of the herein describ Route 7 and US Route 19 Si bar (set); thence leaving sa way line of a 15 foot unopen an iron bar (set); thence le Clover Avenue North 66 deg eastern right of way line of 13 minutes 12 seconds East square feet more or less or

The land referred to in the Land Title Insurance Compa October 24, 2004.

ZONING CLASSIFICATION: THE PROPERTY IS ZONED RETAIL BUSINESS
 SETBACKS: NONE REQUIRED
 BULK RESTRICTIONS: 90% COVERAGE
 PARKING: 1 PARKING SPACE PER ROOM+1 SPACE PER EVERY 3 EMPLOYEES
 SOURCE: KIM HATTON, CITY CLERK FOR STAR CITY, WEST VIRGINIA
 370 BROADWAY AVENUE, STAR CITY, WEST VIRGINIA 26505
 1 (304) 599-3407 DATE: 11/4/04
 HEIGHT RESTRICTIONS: NONE PER JIM WILLIAMS, CITY BLDG. INSPECTOR
 1 (304) 599-6881

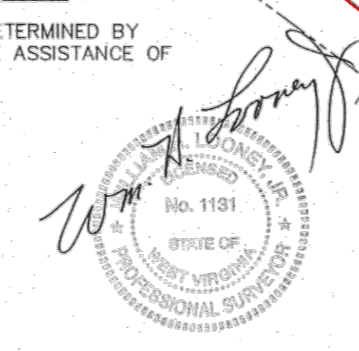


BUILDING HEIGHTS		UNITS PER BUILDING	
BUILDING "A"	SE CORNER 27.0'	BUILDING "A"	34 MOTEL ROOMS
BUILDING "B"	SE CORNER 27.0'	BUILDING "B"	38 MOTEL ROOMS
	NW CORNER 38.0'		
BUILDING "C"	NW CORNER 28.0'	BUILDING "C"	26 MOTEL ROOMS
BUILDING "D"	NW CORNER 41.0'	BUILDING "D"	45 MOTEL ROOMS
	SW CORNER 24.0'		
MAIN BUILDING NE CORNER 29.0'		TOTAL ALL BLDGS. = 143 MOTEL ROOMS	
CANOPY APPROX. 30.0' TO PEAK		MAIN BUILDING - 5 CONF. ROOMS,	
		RESTAURANT, 6 OFFICES, 2 LOBBYS & 2 SETS OF REST ROOMS.	

LEGEND			
⊙	MONITORING WELL	W	WATER VALVE
⊙	LIGHT POLE	IB	GAS METER
⊙	ZXZ CONC. PAD	H	GAS VALVE
⊙	DRAINAGE INLET	⊙	POWER POLE
N	NORTH	—	FENCE
S	SOUTH	—	GUARDRAIL
E	EAST	MON	MONUMENT
W	WEST	P.C.	POINT OF CURVATURE
DEG	DEGREES	STA.	STATION
FEET	FEET OR MINUTES	REF.	REFERENCE
INCH	INCHES OR SECONDS	NO.	NUMBER
DB	DEED BOOK	UTIL	UTILITY
PG	PAGE	ST	STREET
CONC.	CONCRETE	AVE	AVENUE
ROW	RIGHT OF WAY	REC	RECORD
CL	CENTERLINE	MEAS.	MEASURES
W	WATER LINE	S	SEWER LINE
F	FIRE HYDRANT	U	UTILITY LINE
DB	DEED BEARING & DISTANCE	W	WATER METER
WM	WATER METER	⊙	HANDICAPPED PARKING
SF	SQUARE FEET	(TYP)	TYPICAL

- NOTES CORRESPONDING TO SCHEDULE B SECTION II EXCEPTIONS
1. THIS ITEM DOES NOT PERTAIN TO SURVEYOR.
 2. UNKNOWN EASEMENTS NONE KNOWN. ENCROACHMENTS SHOWN ITEM #21.
 3. NONE KNOWN.
 4. NONE KNOWN.
 5. THIS ITEM DOES NOT PERTAIN TO THE SURVEYOR.
 6. THIS ITEM DOES NOT PERTAIN TO SURVEYOR.
 7. COAL, OIL, GAS AND OTHER MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH APPURTENANT MINING, DRILLING AND EXTRACTION RIGHTS AND PRIVILEGES FOR DAVID S. BREWER, RECORDED IN DEED BOOK 70, AT PAGE 92, DATED MAY 1, 1902; RELEASED IN PART AT DEED BOOK 8 PAGE 285, FURTHER RELEASED AT DEED BOOK 16, PAGE 192. THIS ITEM COVERS GENERAL RIGHTS OVER THE ENTIRE PROPERTY AND IS NOT PLOTTED HEREON.
 8. GENERAL IN NATURE, NOT PLOTTABLE.
 9. DISTRIBUTION LINE EASEMENT FOR MONONGAHELA POWER COMPANY RECORDED IN DEED BOOK 721, AT PAGE 841, DATED FEBRUARY 7, 1972; THIS ITEM IS PLOTTED HEREON.
 10. DISTRIBUTION LINE EASEMENT FOR MONONGAHELA POWER COMPANY RECORDED IN DEED BOOK 739, AT PAGE 531, DATED JULY 24, 1973; THIS ITEM IS PLOTTED AS NEEDED TO SERVE THE SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
 11. SANITARY SEWER EASEMENT FOR DIAMOND DEVELOPERS, INC. RECORDED IN DEED BOOK 755, AT PAGE 671, DATED SEPTEMBER 12, 1974; THIS ITEM IS NOT VISIBLE LOCATED UNDERGROUND AND IS THEREFORE NOT PLOTTABLE.
 12. DISTRIBUTION LINE EASEMENT FOR MONONGAHELA POWER COMPANY RECORDED IN DEED BOOK 738, AT PAGE 230, DATED OCTOBER 5, 1972; THIS ITEM IS GENERAL AS NEEDED TO SERVE THIS PROPERTY, IS NON-DESCRIPTIVE AND THEREFORE NOT PLOTTABLE.
 13. RIGHT-OF-WAY AGREEMENT FOR MONONGAHELA POWER COMPANY RECORDED IN DEED BOOK 644, AT PAGE 109, DATED SEPTEMBER 9, 1965; THIS ITEM (LINE POLE AS STAKED) IS UNDETERMINABLE AND THEREFORE NOT PLOTTABLE.
 14. RIGHT-OF-WAY FOR CHESAPEAKE & POTOMAC TELEPHONE COMPANY OF WEST VIRGINIA RECORDED IN DEED BOOK 463, AT PAGE 171, DATED NOVEMBER 17, 1949; THIS ITEM IS GENERAL AS NEEDED TO SERVE THE SUBJECT PROPERTY, AND IS NOT PLOTTED HEREON.
 15. RIGHT-OF-WAY FOR HOPE NATURAL GAS COMPANY RECORDED IN DEED BOOK 558, AT PAGE 307, DATED FEBRUARY 17, 1958 IS PLOTTED HEREON.
 16. RIGHT-OF-WAY FOR HOPE NATURAL GAS COMPANY, RECORDED IN DEED BOOK 558, AT PAGE 313, DATED FEBRUARY 17, 1958 IS PLOTTED HEREON.
 17. GAS REGULATOR AGREEMENT FOR HOPE NATURAL GAS COMPANY, RECORDED IN DEED BOOK 559, AT PAGE 325, DATED FEBRUARY 17, 1958 IS PLOTTED HEREON.
 18. RIGHT-OF-WAY FOR EXISTING WATER LINE FOR WEST VIRGINIA UNIVERSITY FOUNDATION, INC. RECORDED IN DEED BOOK 618, AT PAGE 348, DATED OCTOBER 31, 1963 IS PLOTTED HEREON (ABANDONED WILLOW STREET).
 19. SANITARY SEWER EASEMENT FOR MORGAN HOUSE INVESTMENT COMPANY RECORDED IN DEED BOOK 737, AT PAGE 688, DATED JULY 10, 1973 IS PLOTTED HEREON (ABANDONED WILLOW STREET).
 20. RIGHT-OF-WAY FOR THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF WEST VIRGINIA RECORDED IN DEED BOOK NO. 1013, AT PAGE 102, DATED APRIL 2, 1990 IS PLOTTED HEREON.
 21. ENCROACHMENTS ARE GRAPHICALLY PLOTTED HEREON AND ARE LISTED UNDER "STATEMENT OF ENCROACHMENTS".

UTILITY NOTE
 UTILITIES SHOWN WERE DETERMINED BY FIELD LOCATION WITH THE ASSISTANCE OF THE UTILITY COMPANIES.



APPALAC 212 COI
 STAR CITY HI
 STAR CI
 JOB NO. 04221
 SCALE: 1" = 50'