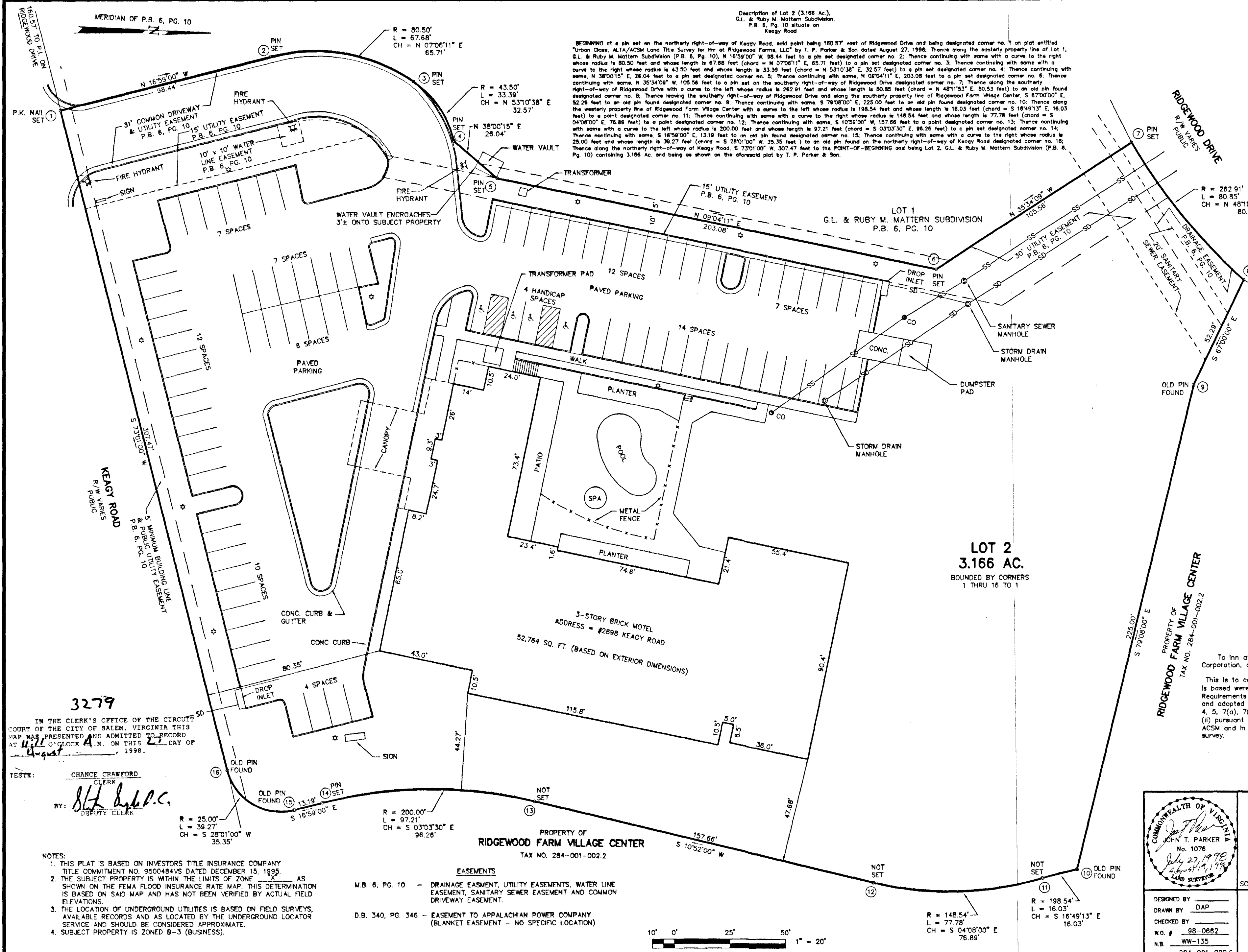


Description of Lot 2 (3.166 Ac.),
G.L. & Ruby M. Mattern Subdivision,
P.B. 6, Pg. 10 situate on
Keagy Road

BEGINNING at a pin set on the northerly right-of-way of Keagy Road, add point being 160.57' east of Ridgewood Drive and being designated corner no. 1 on plat entitled "Urban Class, ALTA/ACSM Land Title Survey for Inn at Ridgewood Farms, LLC" by T. P. Parker & Son dated August 27, 1998; Thence along the easterly property line of Lot 1, G.L. & Ruby M. Mattern Subdivision (P.B. 6, Pg. 10), N 16°59'00" W, 98.44' to a pin set designated corner no. 2; Thence continuing with same with a curve to the right whose radius is 80.50' feet and whose length is 67.68' feet (chord = N 07°06'11" E, 85.71' feet) to a pin set designated corner no. 3; Thence continuing with same with a curve to the right whose radius is 43.50' feet and whose length is 33.39' feet (chord = N 53°10'38" E, 32.57' feet) to a pin set designated corner no. 4; Thence continuing with same with a curve to the right whose radius is 33.39' feet and whose length is 26.04' feet (chord = N 38°00'15" E, 26.04' feet) to a pin set designated corner no. 5; Thence continuing with same with a curve to the right whose radius is 262.91' feet and whose length is 80.53' feet (chord = N 48°11'53" E, 80.53' feet) to an old pin found designated corner no. 8; Thence leaving the southerly right-of-way of Ridgewood Drive and along the southerly property line of Ridgewood Farm Village Center, S 67°00'00" E, 52.29' feet to an old pin found designated corner no. 9; Thence continuing with same, S 79°08'00" E, 225.00' feet to an old pin found designated corner no. 10; Thence along the westerly property line of Ridgewood Farm Village Center with a curve to the left whose radius is 198.54' feet and whose length is 16.03' feet (chord = S 16°49'13" E, 16.03' feet) to a point designated corner no. 11; Thence continuing with same with a curve to the right whose radius is 148.54' feet and whose length is 77.78' feet (chord = S 04°08'00" E, 76.89' feet) to a point designated corner no. 12; Thence continuing with same, S 10°52'00" W, 157.66' feet to a point designated corner no. 13; Thence continuing with same with a curve to the left whose radius is 200.00' feet and whose length is 97.21' feet (chord = S 03°03'30" E, 96.28' feet) to a pin set designated corner no. 14; Thence continuing with same, S 16°59'00" E, 13.19' feet to an old pin found designated corner no. 15; Thence continuing with same with a curve to the right whose radius is 25.00' feet and whose length is 39.27' feet (chord = S 28°01'00" W, 35.35' feet) to an old pin found on the northerly right-of-way of Keagy Road designated corner no. 16; Thence along the northerly right-of-way of Keagy Road, S 73°01'00" W, 307.47' feet to the POINT-OF-BEGINNING and being Lot 2, G.L. & Ruby M. Mattern Subdivision (P.B. 6, Pg. 10) containing 3.166 Ac. and being as shown on the aforesaid plat by T. P. Parker & Son.



SYMBOLS

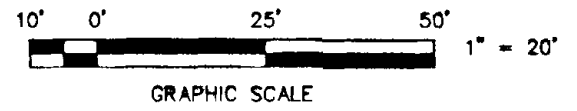
SS	SANITARY SEWER LINE
W	WATERLINE
SD	STORM DRAIN
G	GAS LINE
OHW	OVERHEAD WIRES
UE	UNDERGROUND ELEC OR TEL LINE
●	WATER OR GAS METER
⊕	WATER VALVE
⊙	FIRE HYDRANT
⊗	MANHOLE
⊘	CLEANOUT
⊙	DROP INLET (CURB OR GRATE)
⊙	UTILITY POLE, GUY & ANCHOR
—	DITCH OR SWALE
▲	YARD LIGHT
—	PROPERTY LINE
☆	LIGHT POLE
⊙	Y.H. YARD HYDRANT
—	FENCE
⊕	HANDICAPPED SPACE

LOT 2
3.166 AC.
BOUNDED BY CORNERS
1 THRU 16 TO 1

3-STORY BRICK MOTEL
ADDRESS = #2898 KEAGY ROAD
52,764 SQ. FT. (BASED ON EXTERIOR DIMENSIONS)

PROPERTY OF
RIDGEWOOD FARM VILLAGE CENTER
TAX NO. 284-001-002.2

- EASEMENTS**
- M.B. 6, PG. 10 - DRAINAGE EASMENT, UTILITY EASEMENTS, WATER LINE EASEMENT, SANITARY SEWER EASEMENT AND COMMON DRIVEWAY EASEMENT.
 - D.B. 340, PG. 346 - EASEMENT TO APPALACHIAN POWER COMPANY (BLANKET EASEMENT - NO SPECIFIC LOCATION)



Surveyors Certificate

To Inn at Ridgewood Farms, LLC, Metlife Capital Financial Corporation, and Investors Title Insurance Company;
This is to certify that this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes items 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11 and 13 of Table "A" thereof, and (ii) pursuant to the accuracy standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban survey.

John T. Parker, L.S. date July 27, 1998
August 19, 1998

3279
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM, VIRGINIA THIS MAP WAS PRESENTED AND ADMITTED TO RECORD AT 11:00 O'CLOCK A.M. ON THIS 21st DAY OF August, 1998.

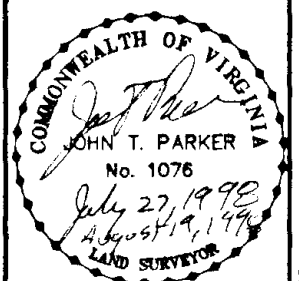
TESTE: CHANCE CRAWFORD, CLERK
BY: S.L. Dyer, P.C., DEPUTY CLERK

R = 25.00'
L = 39.27'
CH = S 28°01'00" W 35.35'

R = 200.00'
L = 97.21'
CH = S 03°03'30" E 96.28'

R = 148.54'
L = 77.78'
CH = S 04°08'00" E 76.89'

R = 198.54'
L = 16.03'
CH = S 16°49'13" E 16.03'



URBAN CLASS
ALTA/ACSM LAND TITLE SURVEY FOR
INN AT RIDGEWOOD FARMS, LLC
OF LOT 2 (3.166 AC.), G.L. & RUBY M. MATTERN SUBDIVISION, P.B. 6, PG. 10, SITUATE ON KEAGY ROAD
SALEM, VIRGINIA

SCALE: 1" = 20' REVISED: AUGUST 19, 1998 JULY 27, 1998

DESIGNED BY: DAP
DRAWN BY: DAP
CHECKED BY: DAP
W.O. # 98-0862
N.B. WW-135
TAX NO. 284-001-002.6

T. P. PARKER & SON
818 Boulevard
Post Office Box 39
Salem, Virginia 24158
Telephone: 540-387-1158
FAX: 540-389-5767