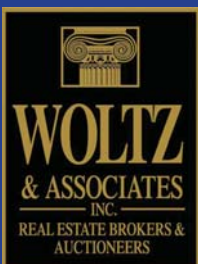


ROANOKE COUNTY, VIRGINIA
INFORMATION PACKET

**South Park Property
4504 Starkey Road, Roanoke, VA 24018**



Contact

David Boush, Associate Broker 540.871.5810 (mobile)
Jim Woltz, Broker 540.353.4582 (mobile)
540.342.3560 • WOLTZ.COM

Contents

C-1 Low Intensity Commercial District	3
C-2 High Intensity Commercial District	7
Pictures	12
Aerial	15
Compostie Plat	16
Roanoke County GIS Information	18
Floor Plans	58
Lease Plan	61
Title Insurandce	64
Summary	71

SEC. 30-53. C-1 LOW INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-53-1. Purpose.

- (A) The purpose of the C-1 low intensity commercial district is to provide for the development of attractive and efficient office and commercial uses in the urban service area which serve both community and county-wide needs. The C-1 district allows for varying intensities of office and commercial development as part of either a planned office complex or, to a limited degree, small scale office and commercial uses. The C-1 districts are most appropriately found along or near major arterial streets where existing commercial development has occurred and/or where commercial zoning has been established, or near existing residential development where it would serve as a logical buffer strip between conflicting land use types. Land uses permitted in the C-1 district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development standards are intended to ensure compatibility with adjacent land uses.

(Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-53-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-family Dwelling *

Two-family Dwelling *

2. *Civic Uses*

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Guidance Services

Halfway House *

Park and Ride Facility *

Post Office

-
- Public Parks and Recreational Areas *
 - Safety Services *
 - Utility Services, Minor

3. *Office Uses*

- Financial Institutions *
- General Office
- Medical Office

4. *Commercial Uses*

- Agricultural Services *
- Antique Shops
- Bed and Breakfast *
- Business Support Services
- Business or Trade Schools *
- Communications Services
- Consumer Repair Services
- Personal Improvement Services
- Personal Services
- Short-Term Rental *
- Studio, Fine Arts
- Veterinary Hospital/Clinic

5. *Miscellaneous Uses*

- Amateur Radio Tower *
- Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses*

- Religious Assembly *
- Utility Services, Major *

2. *Office Uses*

- Laboratories

3. *Commercial Uses*

- Automobile Rental/Leasing
- Commercial Indoor Sports and Recreation
- Restaurant, Drive-in or Fast Food *

-
- Restaurant, General
 - Retail Sales
 - 4. *Industrial Uses*
 - Landfill, Rubble *
 - Recycling Centers and Stations *
 - 5. *Miscellaneous Uses*
 - Broadcasting Tower *
 - Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 042203-13, § 1, 4-22-03; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 011023-4, § 1, 1-10-23)

Sec. 30-53-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one (1) street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

1. Height limitations:
 - a. Principal structures: When adjoining property zoned R-1 or R-2, forty-five (45) feet, including rooftop mechanical equipment. The maximum height may be increased, provided

each required side and rear yard adjoining the R-1 or R-2 district is increased two (2) feet for each foot in height over forty-five (45) feet. In all other locations the height is unlimited unless otherwise restricted by this ordinance.

b. Accessory structures: 15 feet.

(D) *Maximum coverage.*

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 80 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93; Ord. No. 052411-9 , § 1, 5-24-11)

SEC. 30-54. C-2 HIGH INTENSITY COMMERCIAL DISTRICT.

(Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-54-1. Purpose.

- (A) The purpose of this district is to provide locations for a variety of commercial and service related activities within the urban service area serving a community of several neighborhoods or large areas of the county. This district is intended for general application throughout the county. High intensity commercial districts are most appropriately found along major arterial thoroughfares which serve large segments of the county's population. The C-2 district permits a wide variety of retail and service related uses. Land uses permitted in this district are generally consistent with the recommendations set forth in the transition and core land use categories of the comprehensive plan. Site development regulations are designed to ensure compatibility with adjoining land uses.

(Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 111213-15 , § 1, 11-12-13)

Sec. 30-54-2. Permitted Uses.

- (A) The following uses are permitted by right subject to all other applicable requirements contained in this ordinance. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Residential Uses*

Accessory Apartment *

Home Beauty/Barber Salon *

Home Occupation, Type I *

Multi-Family Dwelling *

Two-Family Dwelling *

2. *Civic Uses*

Administrative Services

Clubs

Cultural Services

Day Care Center *

Educational Facilities, College/University

Educational Facilities, Primary/Secondary *

Family Day Care Home *

Guidance Services

Halfway House *

Park and Ride Facility *

Post Office

-
- Public Assembly
 - Public Parks and Recreational Areas *
 - Safety Services *
 - Utility Services, Minor
 - 3. *Office Uses*
 - Financial Institutions *
 - General Office
 - Medical Office
 - Laboratories
 - 4. *Commercial Uses*
 - Agricultural Services *
 - Antique Shops
 - Automobile Dealership *
 - Automobile Repair Services, Minor *
 - Automobile Rental/Leasing
 - Automobile Parts/Supply, Retail *
 - Bed and Breakfast *
 - Boarding House
 - Business Support Services
 - Business or Trade Schools *
 - Commercial Indoor Amusement
 - Commercial Indoor Entertainment
 - Commercial Indoor Sports and Recreation
 - Commercial Outdoor Entertainment
 - Commercial Outdoor Sports and Recreation
 - Communications Services
 - Construction Sales and Services *
 - Consumer Repair Services
 - Convenience Store *
 - Fuel Center*
 - Funeral Services
 - Garden Center *
 - Gasoline Station *
 - Hospital

Hotel/Motel/Motor Lodge
Kennel, Commercial *
Pawn Shop
Personal Improvement Services
Personal Services
Restaurant, Drive-in or Fast Food *
Restaurant, General
Retail Sales
Short-term Rental *
Studio, Fine Arts
Veterinary Hospital/Clinic

5. *Industrial Uses*

Recycling Centers and Stations *

6. *Miscellaneous Uses*

Amateur Radio Tower *

Parking Facility *

(B) The following uses are allowed only by special use permit pursuant to section 30-19. An asterisk (*) indicates additional, modified or more stringent standards as listed in article IV, use and design standards, for those specific uses.

1. *Civic Uses*

Adult Care Residences

Life Care Facility

Nursing Home

Religious Assembly *

Utility Services, Major *

2. *Commercial Uses*

Adult Business *

Automobile Repair Services, Major *

Car Wash *

Dance Hall

Equipment Sales and Rental *

Manufactured Home Sales *

Mini-warehouse *

Outpatient Mental Health and Substance Abuse Center

Recreational Vehicle Sales and Service *

-
- Surplus Sales
 - Truck Stop *
 - 3. *Industrial Uses*
 - Custom Manufacturing *
 - Industry, Type I
 - Landfill, Rubble *
 - Transportation Terminal
 - 4. *Miscellaneous Uses*
 - Broadcasting Tower *
 - Outdoor Gatherings *

(Ord. No. 82493-8, § 2, 8-24-93; Ord. No. 022796-14, § 1, 2-27-96; 042297-14, § 1, 4-22-97; Ord. No. 042799-11, § 2, 4-27-99; Ord. No. 102803-15, § 2, 10-28-03; Ord. No. 102505-7, § 2, 10-25-05; Ord. No. 042208-16, § 1, 4-22-08; Ord. No. 052411-9, § 1, 5-24-11; Ord. No. 111213-15, § 1, 11-12-13; Ord. No. 062816-4, § 1, 6-28-16; Ord. No. 020921-8, § 1, 2-9-21; Ord. No. 011023-4, § 1, 1-10-23)

Sec. 30-54-3. Site Development Regulations.

General Standards. For additional, modified, or more stringent standards for specific uses, see Article IV, Use and Design Standards.

(A) *Minimum lot requirements.*

1. Lots served by private well and sewage disposal system;
 - a. Area: 1 acre (43,560 square feet).
 - b. Frontage: 100 feet on a publicly owned and maintained street.
2. Lots served by either public sewer or water, or both:
 - a. Area: 15,000 square feet.
 - b. Frontage: 75 feet on a publicly owned and maintained street.

(B) *Minimum setback requirements.*

1. Front yard:
 - a. Principal structures: 30 feet, or 20 feet when all parking is located behind the front building line.
 - b. Accessory structures: Behind the front building line.
2. Side yard: None.
3. Rear yard:
 - a. Principal structures: 15 feet.
 - b. Accessory structures: 3 feet.
4. Where a lot fronts on more than one street, front yard setbacks shall apply to all streets.

(C) *Maximum height of structures.*

1. Height limitations:

- a. Principal structures: When adjoining property zoned R-1 or R-2, 45 feet, including rooftop mechanical equipment. The maximum height may be increased, provided each required side and rear yard adjoining the R-1 or R-2 district is increased two feet for each foot in height over 45 feet. In all locations the height is unlimited unless otherwise restricted by this ordinance.
- b. Accessory structures: actual height of principal structure.

(D) *Maximum coverage.*

1. Building coverage: 50 percent of the total lot area.
2. Lot coverage: 90 percent of the total lot area.

(Ord. No. 62293-12, § 10, 6-22-93)

South Park

4504 Starkey Road
Roanoke, VA 24018







Foray Investments, LLC

4505 Starkey Rd, Roanoke, VA
Boundaries are Approximate
Date: 11/30/23

2.87± Ac. - 4 Tracts
34,850± SF Building

Starkey Rd

Emma Ln

S Blvd

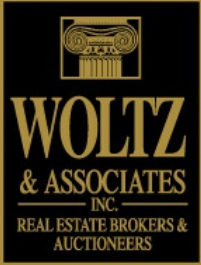
1.44± Ac.

0.48± Ac.

0.07± Ac.

0.88± Ac.

34,850± SF Building



Google Earth

200 ft



The background of the entire page is a light blue, semi-transparent image of architectural blueprints and rolled-up plans. The blueprints show various technical drawings, including floor plans, sections, and elevations, with lines, dimensions, and some text like '1000' and 'STOP' visible. The rolled-up plans are shown as white cylinders with blue lines, some of which are unrolled to reveal the blueprint underneath. The overall aesthetic is professional and technical.

South Park

4504 Starkey Road
Roanoke, VA 24018
Composite Plat

Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Owner Name and Mailing Address:
FORAY INVESTMENTS LLC
P O BOX 5 BLACKSBURG VA 24063

Current Property Assessment 2024

Total Building Value: 1867700
Total Land Value: 360000
Total Value: 2295300



Narrative Description

This property contains 1.44000 AC of land with a(n) OFFICE style building, Built about 1974, having primary STUCCO ON CONCRETE BLOCK exterior and RUBBER roof cover, 0 bedroom(s), 0 full bath(s), 0 half bath(s).

Property Characteristics

Jurisdiction: Roanoke County
Legal Description: PT LOCKETT MAP OGDEN
Deeded Acreage: 1.44000 AC
Estimated Acreage: 1.4935 AC
Vacant Land: NO
Neighborhood: F024 / TANGLEWOOD COMMERCIAL II
Census Block: 511610309005001
Land Use Program: NO

Sales Information
Most Recent Sales

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
8/26/2005	3000000	DB0200514539
8/12/2004	1150000	DB0200414996
5/12/1995	0	DB0014740044
7/1/1985	1100000	DB0012230231
1/1/1900	0	PB0117200731

Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Zoning Information

Split:

Zoning Code

County-C2

Zoning Description

[High Intensity Commercial District](#)

Action No:

Date:

Ordinance:

Name:



Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Overlay Districts

Emergency Communications: [No](#)
Airport: [No](#)
Wellhead Protection: [Yes](#)
Floodplain: [No](#)
Roanoke River Conservation: [No](#)
***Manufactured Housing:** [No](#)
Clearbrook Village: [No](#)

*For more Information on Roanoke County Zoning, please call 540-772-2068 or visit <https://www.roanokecountyva.gov/pz>

Community Number: 510190

Flood Zone Information

Flood Certificates **FIRM Panel:** [51161C0251G](#)
Flood Zone: X

Effective Date: 9/28/2007
Floodway:

Building Description

Building Type: OFFICE	Foundation Type: SPECIAL FOOTING
Year Built: 1974	Roof Structure: BAR JOIST
Finished Area (SF): 34850	Roof Cover: RUBBER
Style/Story Height: 2.0 STORIES	Primary Exterior Wall: STUCCO ON CONCRETE BLOCK
Bedrooms: 0	Secondary Exterior Wall:
Full Baths: 0	Primary Interior Walls: DRYWALL
Half Baths: 0	Secondary Interior Wall:
Air Conditioning: 100%	Primary Floors: CARPET
Heating: 100%	Secondary Floors:
Heating Type: AIR-DUCTED	Basement Garage:
Heating Fuel: ELECTRIC	Fireplace:

Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Building Areas

<u>Sub Area</u>	<u>Sketched Area</u>	<u>Finished Area</u>	<u>Perimeter</u>
BASE	15676	15676	608
UPPER STY-FI	19174	19174	846

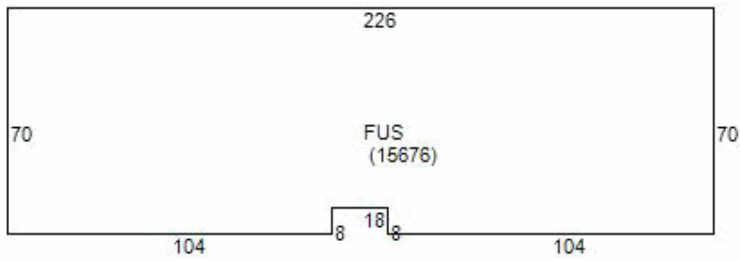
Property Location: 4504 STARKEY RD

Parcel ID: 087.07-01-31.00-0000

Magisterial District: Cave Spring

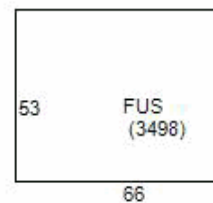
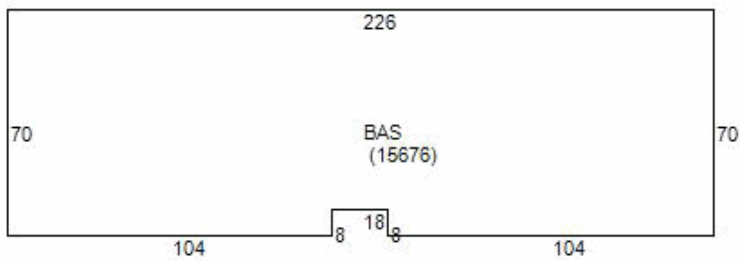
Account: 37890

Card 1 of 1



Sum Area by Label:
 BAS=15676 (ADJ=15676)
 FUS=19174 (ADJ=19174)

 Tot Area:34850 Tot Adj Area: 34850



Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Services

Trash Service: [Monday](#)

Bulk & Brush Pickup: [B Route](#)

Recycling: [Map](#)

Cox Communications (0.49 miles)

Recreational Center: [Map](#)

Brambleton Recreation Center (1.82 miles)

Library: [Map](#)

South County Library (2.19 miles)

Western Virginia Water Authority [Website](#)

Services: Water, Sewer

Police Station: [Map](#)

[Public Safety Center, 5925 Cove Rd, Roanoke VA](#)

Fire Station:

[Cave Spring](#)

Schools

Elementary School: [Clearbrook](#)

Middle School: [Cave Spring](#)

High School: [Cave Spring](#)

Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Broadband Providers

Satellite

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
HUGHESNET	Data Not Available	Data Not Available
DISHNET SATELLITE BROADBAND	Data Not Available	Data Not Available
SKYCASTERS	Data Not Available	Data Not Available
VIASAT INC	Data Not Available	Data Not Available

Wireless 4G

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
NTELOS	Data Not Available	Data Not Available
SPRINT	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireless LTE

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireline Cable

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
COX COMMUNICATIONS	Data Not Available	Data Not Available

Property Location: 4504 STARKEY RD
Parcel ID: 087.07-01-31.00-0000
Magisterial District: Cave Spring
Account: 37890
Card 1 of 1

Wireline DSL

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
VERIZON VIRGINIA LLC	Data Not Available	Data Not Available

Property Location: 4504 STARKEY RD

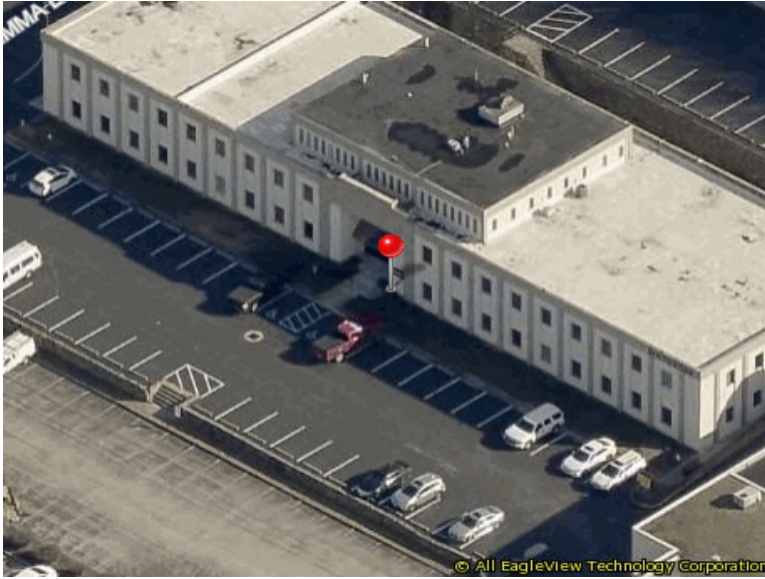
Parcel ID: 087.07-01-31.00-0000

Magisterial District: Cave Spring

Account: 37890

Card 1 of 1

Pictometry



Tax Map



Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1****Owner Name and Mailing Address:**

FORAY INVESTMENTS LLC

P O BOX 5 BLACKSBURG VA 24063

Current Property Assessment 2024**Total Building Value:** 0**Total Land Value:** 8800**Total Value:** 8800**Narrative Description**

This property contains 0.07000 AC of land with a(n) N/A style building, Built about N/A, having primary N/A secondary N/A exterior and N/A roof cover, N/A bedroom(s), N/A full bath(s), N/A half bath(s).

Property Characteristics**Jurisdiction:** Roanoke County**Legal Description:** OGDEN**Deeded Acreage:** 0.07000 AC**Estimated Acreage:** 0.0702 AC**Vacant Land:** YES**Neighborhood:** F024 / TANGLEWOOD COMMERCIAL II**Census Block:** 511610309005001**Land Use Program:** NO**Sales Information****Most Recent Sales**

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
8/26/2005	0	DB0200514539
8/12/2004	0	DB0200414996
7/26/1995	0	DB0014800934
1/1/1900	0	DB0010680088

Property Location:

Parcel ID: 087.07-01-31.01-0000

Magisterial District: Cave Spring

Account: 37891

Card 1 of 1

Zoning Information

Split:

Zoning Code

County-C1

Zoning Description

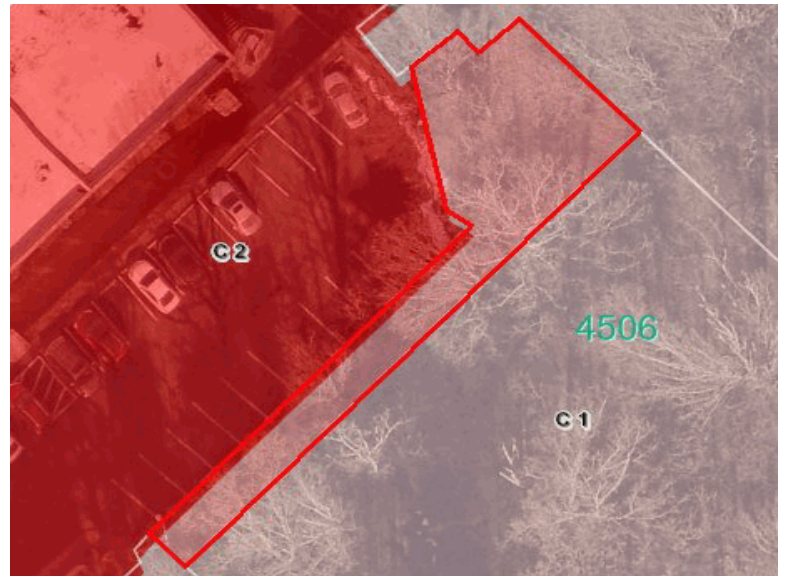
[Low Intensity Commercial District](#)

Action No:

Date:

Ordinance:

Name:



Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1**

Overlay Districts**Emergency Communications:** [No](#)**Airport:** [No](#)**Wellhead Protection:** [Yes](#)**Floodplain:** [No](#)**Roanoke River Conservation:** [No](#)***Manufactured Housing:** [No](#)**Clearbrook Village:** [No](#)

*For more Information on Roanoke County Zoning, please call 540-772-2068 or visit

<https://www.roanokecountyva.gov/pz>

Community Number: 510190**Flood Zone Information****Flood Certificates** **FIRM Panel:** [51161C0251G](#)**Flood Zone:** X**Effective Date:** 9/28/2007**Floodway:**

Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1**

Building Areas**Sub Area****Sketched Area****Finished Area****Perimeter**

Property Location:

Parcel ID: 087.07-01-31.01-0000

Magisterial District: Cave Spring

Account: 37891

Card 1 of 1

Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1**

Services**Trash Service:** [Monday](#)**Bulk & Brush Pickup:** [B Route](#)**Recycling:** [Map](#)

Cox Communications (0.50 miles)

Recreational Center: [Map](#)

Brambleton Recreation Center (1.85 miles)

Library: [Map](#)

South County Library (2.22 miles)

Western Virginia Water Authority[Website](#)**Services:****Police Station:** [Map](#)[Public Safety Center, 5925 Cove Rd, Roanoke VA](#)**Fire Station:**[Cave Spring](#)

Schools**Elementary School:** [Clearbrook](#)**Middle School:** [Cave Spring](#)**High School:** [Cave Spring](#)

Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1****Broadband Providers****Satellite**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
HUGHESNET	Data Not Available	Data Not Available
DISHNET SATELLITE BROADBAND	Data Not Available	Data Not Available
SKYCASTERS	Data Not Available	Data Not Available
VIASAT INC	Data Not Available	Data Not Available

Wireless 4G

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
NTELOS	Data Not Available	Data Not Available
SPRINT	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireless LTE

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireline Cable

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
COX COMMUNICATIONS	Data Not Available	Data Not Available

Property Location:**Parcel ID:** 087.07-01-31.01-0000**Magisterial District:** Cave Spring**Account:** 37891**Card 1 of 1****Wireline DSL**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
VERIZON VIRGINIA LLC	Data Not Available	Data Not Available

Property Location:

Parcel ID: 087.07-01-31.01-0000

Magisterial District: Cave Spring

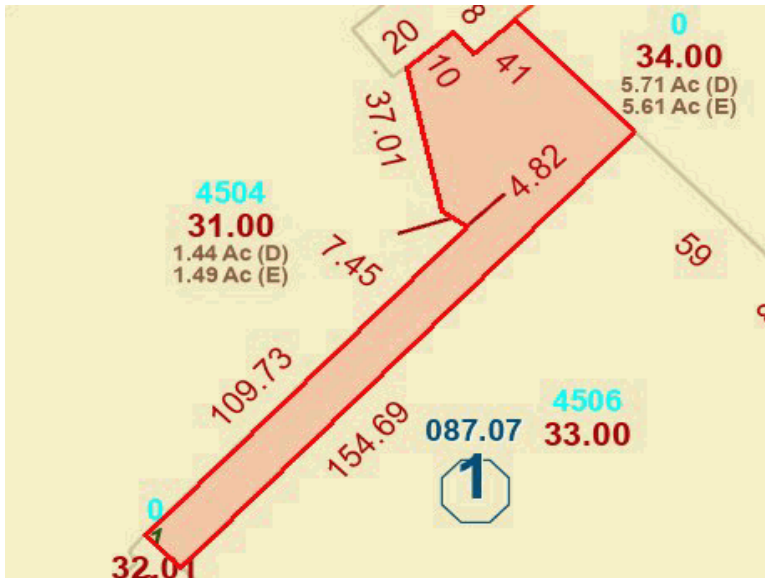
Account: 37891

Card 1 of 1

Pictometry



Tax Map



Property Location:

Parcel ID: 087.07-01-31.01-0000

Magisterial District: Cave Spring

Account: 37891

Card 1 of 1

Hybrid



Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1****Owner Name and Mailing Address:**

FORAY INVESTMENTS LLC

P O BOX 5 BLACKSBURG VA 24063

Sorry, we have no imagery here.

Current Property Assessment 2024**Total Building Value:** 0**Total Land Value:** 55300**Total Value:** 55300

Google

©2024 Google

Narrative Description

This property contains 0.88000 AC of land with a(n) N/A style building, Built about N/A, having primary N/A secondary N/A exterior and N/A roof cover, N/A bedroom(s), N/A full bath(s), N/A half bath(s).

Property Characteristics**Jurisdiction:** Roanoke County**Legal Description:** PAR 2 RESUB PAR 1 MCCALL & OLDHERITAGE C**Deeded Acreage:** 0.88000 AC**Neighborhood:** F024 / TANGLEWOOD COMMERCIAL II**Estimated Acreage:** 0.8393 AC**Census Block:** 511610309005001**Vacant Land:** YES**Land Use Program:** NO**Sales Information****Most Recent Sales**

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
9/27/2007	56000	DB0200715237
9/10/2001	44000	DB0017190767
8/28/1995	0	DB0014831863
1/1/1984	38500	DB0012021154
1/1/1900	0	PB0001800029
1/1/1900	0	DB0014820527

Property Location:

Parcel ID: 087.07-01-33.00-0000

Magisterial District: Cave Spring

Account: 37895

Card 1 of 1

Zoning Information

Split:

Zoning Code

County-C1

Zoning Description

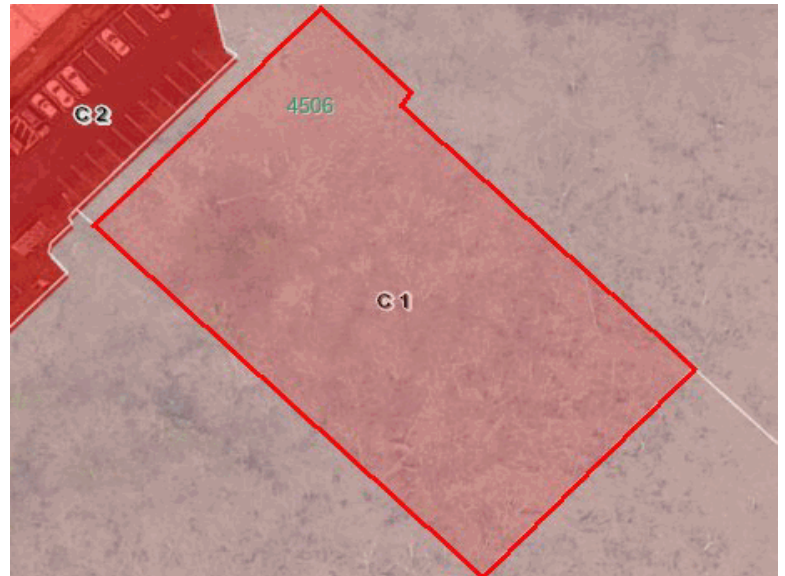
[Low Intensity Commercial District](#)

Action No:

Date:

Ordinance:

Name:



Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1**

Overlay Districts**Emergency Communications:** [No](#)**Airport:** [No](#)**Wellhead Protection:** [Yes](#)**Floodplain:** [No](#)**Roanoke River Conservation:** [No](#)***Manufactured Housing:** [No](#)**Clearbrook Village:** [No](#)

*For more Information on Roanoke County Zoning, please call 540-772-2068 or visit

<https://www.roanokecountyva.gov/pz>

Community Number: 510190**Flood Zone Information****Flood Certificates** **FIRM Panel:** [51161C0251G](#)**Flood Zone:** X**Effective Date:** 9/28/2007**Floodway:**

Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1**

Building Areas**Sub Area****Sketched Area****Finished Area****Perimeter**

Property Location:

Parcel ID: 087.07-01-33.00-0000

Magisterial District: Cave Spring

Account: 37895

Card 1 of 1

Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1**

Services**Trash Service:** [Monday](#)**Bulk & Brush Pickup:** [B Route](#)**Recycling:** [Map](#)

Cox Communications (0.53 miles)

Recreational Center: [Map](#)

Brambleton Recreation Center (1.88 miles)

Library: [Map](#)

South County Library (2.21 miles)

Western Virginia Water Authority[Website](#)**Services:** Water**Police Station:** [Map](#)[Public Safety Center, 5925 Cove Rd, Roanoke VA](#)**Fire Station:**[Cave Spring](#)

Schools**Elementary School:** [Clearbrook](#)**Middle School:** [Cave Spring](#)**High School:** [Cave Spring](#)

Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1****Broadband Providers****Satellite**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
HUGHESNET	Data Not Available	Data Not Available
DISHNET SATELLITE BROADBAND	Data Not Available	Data Not Available
SKYCASTERS	Data Not Available	Data Not Available
VIASAT INC	Data Not Available	Data Not Available

Wireless 4G

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
NTELOS	Data Not Available	Data Not Available
SPRINT	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireless LTE

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireline Cable

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
COX COMMUNICATIONS	Data Not Available	Data Not Available

Property Location:**Parcel ID:** 087.07-01-33.00-0000**Magisterial District:** Cave Spring**Account:** 37895**Card 1 of 1****Wireline DSL**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
VERIZON VIRGINIA LLC	Data Not Available	Data Not Available

Property Location:

Parcel ID: 087.07-01-33.00-0000

Magisterial District: Cave Spring

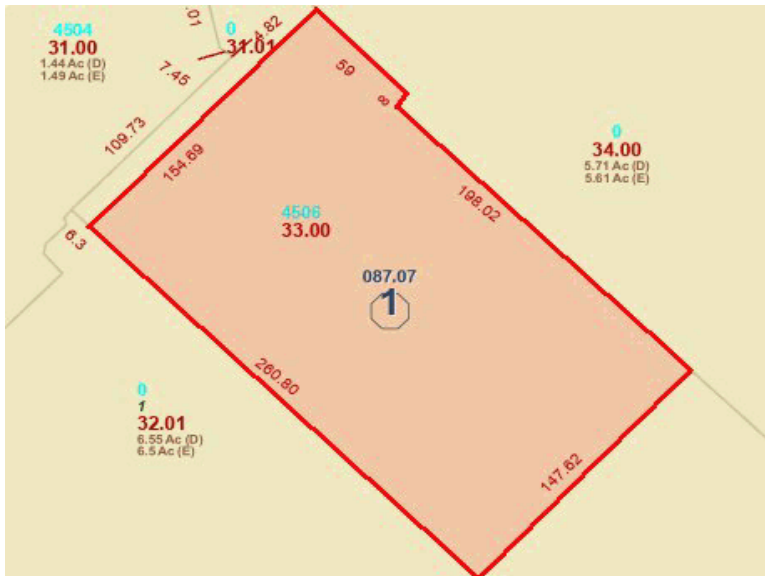
Account: 37895

Card 1 of 1

Pictometry



Tax Map



Property Location:

Parcel ID: 087.07-01-33.00-0000

Magisterial District: Cave Spring

Account: 37895

Card 1 of 1

Hybrid



Property Location:
Parcel ID: 087.07-01-36.00-0000

Magisterial District: Cave Spring

Account: 37897

Card 1 of 1
Owner Name and Mailing Address:

FORAY INVESTMENTS LLC

P O BOX 5 BLACKSBURG VA 24063

Current Property Assessment 2024
Total Building Value: 0

Total Land Value: 108000

Total Value: 123100

Narrative Description

This property contains 0.48000 AC of land with a(n) style building, Built about , having primary exterior and roof cover, 0 bedroom(s), 0 full bath(s), 0 half bath(s).

Property Characteristics
Jurisdiction: Roanoke County

Legal Description: OGDEN

Deeded Acreage: 0.48000 AC

Estimated Acreage: 0.4882 AC

Vacant Land: NO, YARD ITEMS ONLY

Neighborhood: F024 / TANGLEWOOD COMMERCIAL II

Census Block: 511610309005001

Land Use Program: NO

Sales Information
Most Recent Sales

<u>Sale Date</u>	<u>Sale Price</u>	<u>Legal Reference</u>
8/26/2005	0	DB0200514539
8/12/2004	225000	DB0200414997
6/1/1994	120000	DB0014470692
1/1/1900	0	PB0144700695
1/1/1900	0	DB0008940211

Property Location:

Parcel ID: 087.07-01-36.00-0000

Magisterial District: Cave Spring

Account: 37897

Card 1 of 1

Zoning Information

Split:

Zoning Code

County-C2

Zoning Description

[High Intensity Commercial District](#)

Action No:

Date:

Ordinance:

Name:



Property Location:**Parcel ID:** 087.07-01-36.00-0000**Magisterial District:** Cave Spring**Account:** 37897**Card 1 of 1****Overlay Districts****Emergency Communications:** [No](#)**Airport:** [No](#)**Wellhead Protection:** [Yes](#)**Floodplain:** [No](#)**Roanoke River Conservation:** [No](#)***Manufactured Housing:** [No](#)**Clearbrook Village:** [No](#)

*For more Information on Roanoke County Zoning, please call 540-772-2068 or visit

<https://www.roanokecountyva.gov/pz>**Community Number:** 510190**Flood Zone Information****Flood Certificates** **FIRM Panel:** [51161C0251G](#)**Flood Zone:** X**Effective Date:** 9/28/2007**Floodway:****Building Description**

Building Type:	Foundation Type:
Year Built:	Roof Structure:
Finished Area (SF):	Roof Cover:
Style/Story Height:	Primary Exterior Wall:
Bedrooms:	Secondary Exterior Wall:
Full Baths:	Primary Interior Walls:
Half Baths:	Secondary Interior Wall:
Air Conditioning:	Primary Floors:
Heating:	Secondary Floors:
Heating Type:	Basement Garage:
Heating Fuel:	Fireplace:

Property Location:**Parcel ID:** 087.07-01-36.00-0000**Magisterial District:** Cave Spring**Account:** 37897**Card 1 of 1**

Building Areas**Sub Area****Sketched Area****Finished Area****Perimeter**

Property Location:

Parcel ID: 087.07-01-36.00-0000

Magisterial District: Cave Spring

Account: 37897

Card 1 of 1

Property Location:**Parcel ID:** 087.07-01-36.00-0000**Magisterial District:** Cave Spring**Account:** 37897**Card 1 of 1**

Services**Trash Service:** [Monday](#)**Bulk & Brush Pickup:** [B Route](#)**Recycling:** [Map](#)

Cox Communications (0.46 miles)

Recreational Center: [Map](#)

Brambleton Recreation Center (1.84 miles)

Library: [Map](#)

South County Library (2.26 miles)

Western Virginia Water Authority[Website](#)**Services:****Police Station:** [Map](#)[Public Safety Center, 5925 Cove Rd, Roanoke VA](#)**Fire Station:**[Cave Spring](#)

Schools**Elementary School:** [Clearbrook](#)**Middle School:** [Cave Spring](#)**High School:** [Cave Spring](#)

Property Location:**Parcel ID:** 087.07-01-36.00-0000**Magisterial District:** Cave Spring**Account:** 37897**Card 1 of 1****Broadband Providers****Satellite**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
HUGHESNET	Data Not Available	Data Not Available
DISHNET SATELLITE BROADBAND	Data Not Available	Data Not Available
SKYCASTERS	Data Not Available	Data Not Available
VIASAT INC	Data Not Available	Data Not Available

Wireless 4G

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
NTELOS	Data Not Available	Data Not Available
SPRINT	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireless LTE

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
AT&T MOBILITY	Data Not Available	Data Not Available
T-MOBILE	Data Not Available	Data Not Available
US CELLULAR	Data Not Available	Data Not Available
VERIZON WIRELESS	Data Not Available	Data Not Available

Wireline Cable

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
COX COMMUNICATIONS	Data Not Available	Data Not Available

Property Location:**Parcel ID:** 087.07-01-36.00-0000**Magisterial District:** Cave Spring**Account:** 37897**Card 1 of 1****Wireline DSL**

<u>Provider Name</u>	<u>Upload Speed</u>	<u>Download Speed</u>
VERIZON VIRGINIA LLC	Data Not Available	Data Not Available

Property Location:

Parcel ID: 087.07-01-36.00-0000

Magisterial District: Cave Spring

Account: 37897

Card 1 of 1

Pictometry



Tax Map



Property Location:

Parcel ID: 087.07-01-36.00-0000

Magisterial District: Cave Spring

Account: 37897

Card 1 of 1

Hybrid



PREPARED FOR:
Park Commercial Real Estate, Inc.
104 Southpark Drive
Blacksburg, VA 24060
Tel (540) 230-0580
Fax (540) 552-3457

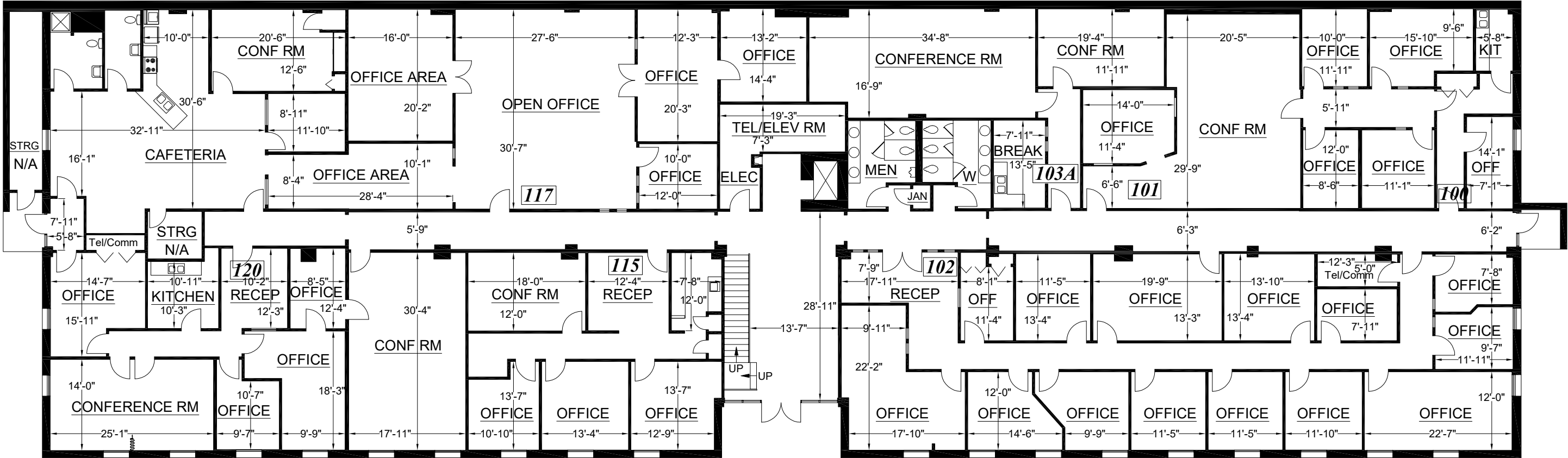
www.parkrealty.com

SOUTHPARK OFFICE BUILDING
4504 STARKEY ROAD
ROANOKE, VA

FIRST FLOOR
(As Measured: February 2021)



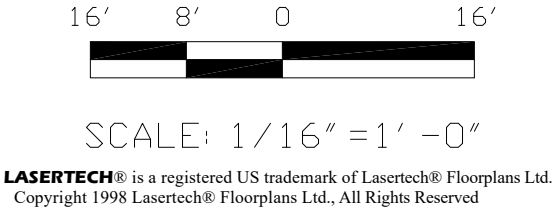
Floor Billing Summary 1	SQ.FT.
*Measured Area:	15,899



Building Billing Summary	SQ.FT.
*Measured Area:	34,737

Survey Accuracy: +/- 0.09 %

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.



*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.



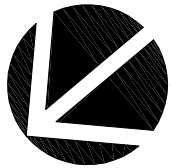
https://lt-fp.com
TEL: (888) 393-6655
FILE: 21-052

PREPARED FOR:
Park Commercial Real Estate, Inc.
104 Southpark Drive
Blacksburg, VA 24060
Tel (540) 230-0580
Fax (540) 552-3457

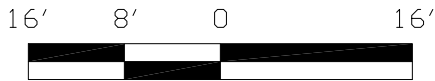
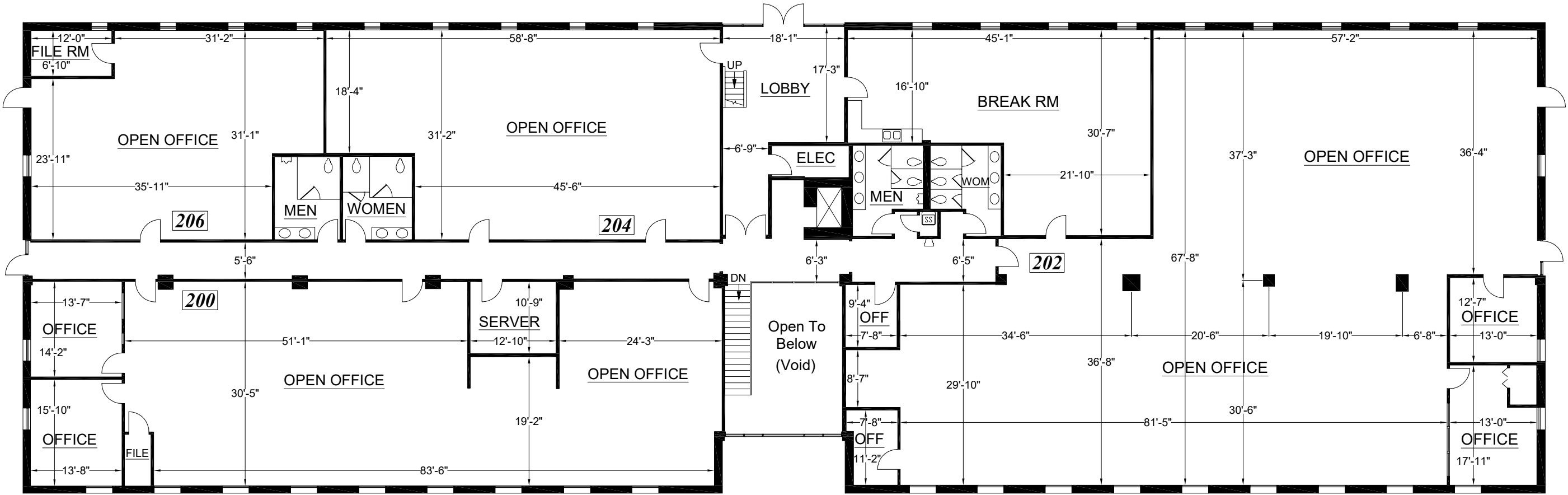
www.parkrealty.com

SOUTHPARK OFFICE BUILDING
4504 STARKEY ROAD
ROANOKE, VA

SECOND FLOOR
(As Measured: February 2021)



Floor Billing Summary 2	SQ.FT.
*Measured Area:	15,318



SCALE: 1/16" = 1' - 0"

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only.
All measurements are recorded to 1/8" accuracy
as documented in the final CAD drawing supplied.



https://lt-fp.com
TEL: (888) 393-6655
FILE: 21-052

Survey Accuracy: +/- 0.07 %

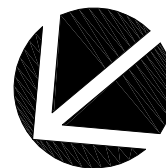
*Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.

PREPARED FOR:

Park Commercial Real Estate, Inc.
104 Southpark Drive
Blacksburg, VA 24060
Tel (540) 230-0580
Fax (540) 552-3457

**SOUTHPARK OFFICE BUILDING
4504 STARKEY ROAD
ROANOKE, VA**

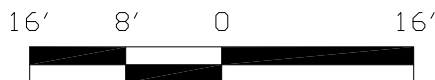
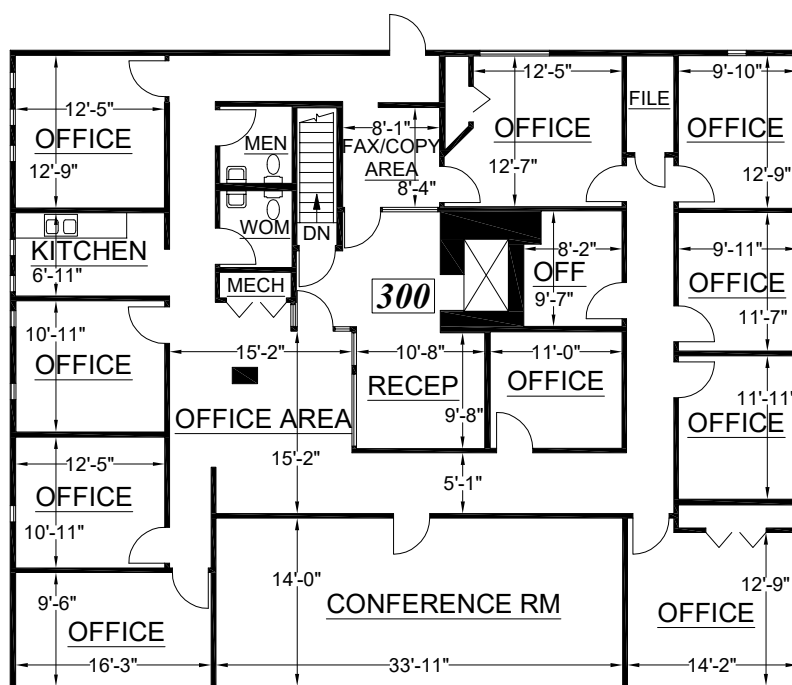
THIRD FLOOR
(As Measured: February 2021)



www.parkrealty.com

FLOOR PLAN

Floor Billing Summary 3	SQ.FT.
*Measured Area:	3,520



SCALE: 1/16" = 1' - 0"

**Measured Area represents the footprint of the floor, and is used solely for billing purposes. It is NOT to be used for leasing purposes.*

Note: All dimensions shown are rounded to the nearest inch, for informational purposes only. All measurements are recorded to 1/8" accuracy as documented in the final CAD drawing supplied.

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved



<https://lt-fp.com>

TEL: (888) 393-6655
FILE: 21-052

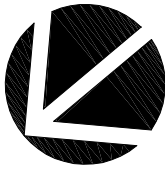
Survey Accuracy: +/- 0.09 %

PREPARED FOR:
Park Commercial Real Estate, Inc.
104 Southpark Drive
Blacksburg, VA 24060
Tel (540) 230-0580
Fax (540) 552-3457

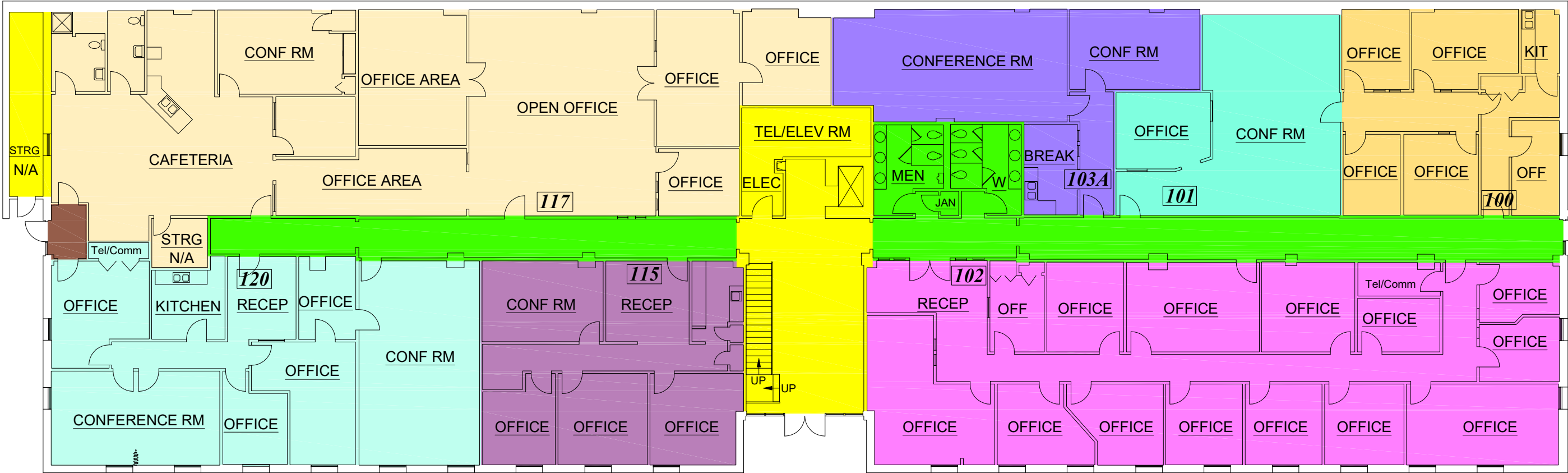
www.parkrealty.com

SOUTHPARK OFFICE BUILDING
4504 STARKEY ROAD
ROANOKE, VA

FIRST FLOOR
(As Measured: February 2021)



LEASE PLAN

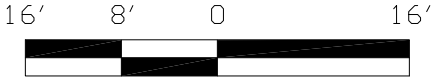


BUILDING SUMMARY	SQ.FT.
Total Rentable	33,081
Total Occupant Storage	0
Total Usable	28,246
Total Tenant	28,199
Total Ancillary	47
Total Occupant	28,246
Floor Service	3,107
Building Service	1,728
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	192
Total Unenclosed Covered Gallery	0
Total Parking	0

Survey Accuracy: +/- 0.09 %

FLOOR SUMMARY	SQ.FT.
Total Rentable	14,887
Total Occupant Storage	0
Total Usable	12,575
Total Tenant	12,529
Total Ancillary	47
Total Occupant	12,575
Floor Service	1,534
Building Service	1,055
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	0
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
100	991.6	1,173.9	1,173.9	1.1838	3.5
101	857.7	1,015.4	1,015.4	1.1838	3.1
102	3,100.3	3,670.1	3,670.1	1.1838	11.1
103A	1,021.3	1,209.0	1,209.0	1.1838	3.7
115	1,174.4	1,390.2	1,390.2	1.1838	4.2
117	3,438.5	4,070.5	4,070.5	1.1838	12.3
120	1,991.6	2,357.6	2,357.6	1.1838	7.1



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved



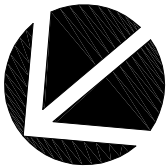
https://lt-fp.com
TEL: (888) 393-6655
FILE: 21-052

PREPARED FOR:
Park Commercial Real Estate, Inc.
104 Southpark Drive
Blacksburg, VA 24060
Tel (540) 230-0580
Fax (540) 552-3457

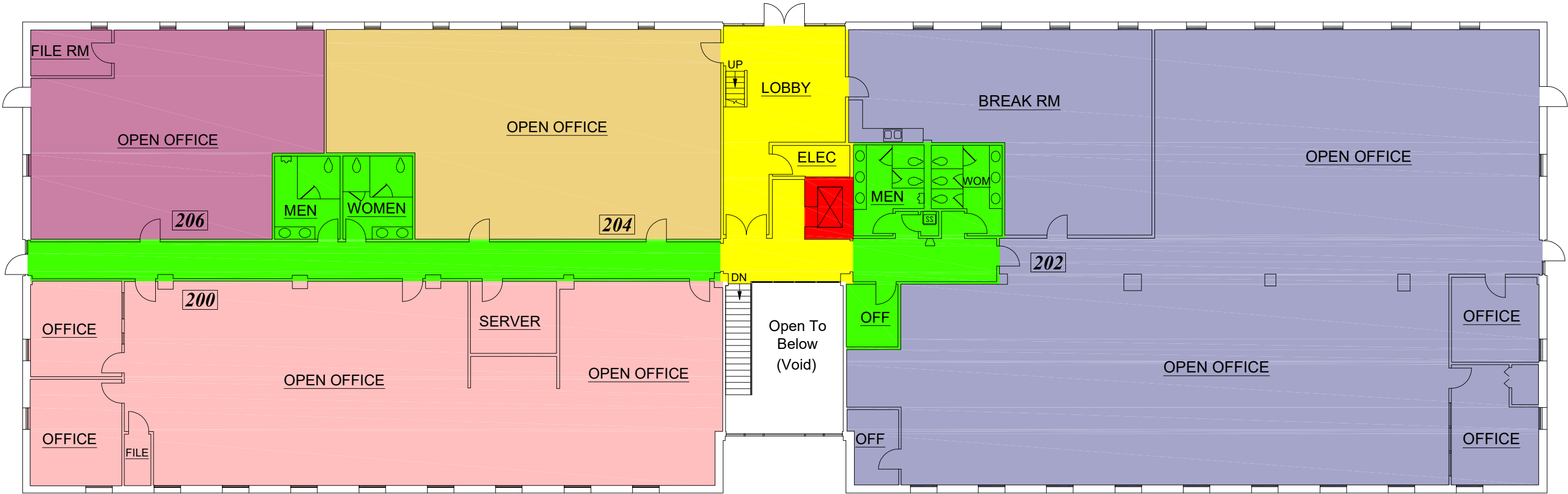
www.parkrealty.com

SOUTHPARK OFFICE BUILDING
4504 STARKEY ROAD
ROANOKE, VA

SECOND FLOOR
(As Measured: February 2021)

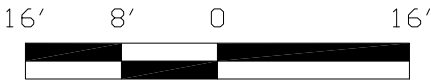


LEASE PLAN



FLOOR SUMMARY	SQ.FT.
Total Rentable	14,709
Total Occupant Storage	0
Total Usable	12,476
Total Tenant	12,476
Total Ancillary	0
Total Occupant	12,476
Floor Service	1,465
Building Service	673
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	67
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
200	3,130.9	3,691.4	3,691.4	1.1790	11.2
202	6,411.4	7,559.0	7,559.0	1.1790	22.9
204	1,667.3	1,965.7	1,965.7	1.1790	5.9
206	1,266.4	1,493.1	1,493.1	1.1790	4.5



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved



https://lt-fp.com
TEL: (888) 393-6655
FILE: 21-052

Survey Accuracy: +/- 0.07 %

PREPARED FOR:

Park Commercial Real Estate, Inc.
 104 Southpark Drive
 Blacksburg, VA 24060
 Tel (540) 230-0580
 Fax (540) 552-3457

www.parkrealty.com

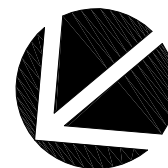
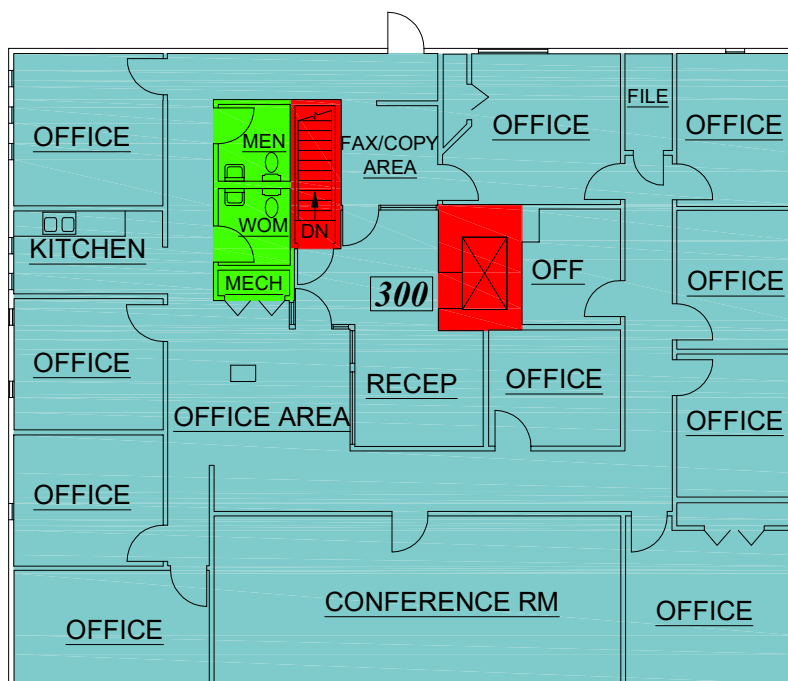
SOUTHPARK OFFICE BUILDING

4504 STARKEY ROAD

ROANOKE, VA

THIRD FLOOR

(As Measured: February 2021)

**LEASE PLAN**

FLOOR SUMMARY	SQ.FT.
Total Rentable	3,485
Total Occupant Storage	0
Total Usable	3,194
Total Tenant	3,194
Total Ancillary	0
Total Occupant	3,194
Floor Service	109
Building Service	0
Inter-Building Service	0
Building Amenity	0
Inter-Building Amenity	0
Total Vertical Penetration	125
Total Unenclosed Covered Gallery	0
Total Parking	0

Suite #	Occup. Area	Rentable	Capped R.	Capped LF	% of Tot. R.
300	3,194.2	3,484.8	3,484.8	1.0910	10.5

16' 8' 0' 16'



SCALE: 1/16" = 1' - 0"

AREAS COMPUTED IN ACCORDANCE WITH
 ANSI/BOMA (Z65.1) 2017 OFFICE STANDARD,
METHOD A (Multiple Load Factors Method).

LASERTECH® is a registered US trademark of Lasertech® Floorplans Ltd.
 Copyright 1998 Lasertech® Floorplans Ltd., All Rights Reserved



<https://lt-fp.com>

TEL: (888) 393-6655
 FILE: 21-052

Survey Accuracy: +/- 0.09 %

MAGEE, FOSTER, GOLDSTEIN & SAYERS

A P R O F E S S I O N A L C O R P O R A T I O N

310 First Street, S.W., Suite 1200 • P.O. Box 404 • Roanoke, Virginia 24003-0404
(540) 343-9800 • Facsimile (540) 343-9898

March 24, 2008

VIA OVERNIGHT MAIL

H. Ray Alcorn, Jr.
P.O. Box 5
Blacksburg, Virginia 24060

Re: Replacement Policy for South Park Office Building

Dear Ray:

I am pleased to enclose a new policy issued by Lawyers Title Insurance Corporation to replace your existing policy on the South Park Office Building. Please note that the policy numbers have not changed. The replacement policy adds the new Miller/tract as part of your owner's policy. In addition, as you will note, the new policy specifically references the new ALTA survey and deletes all those items that we previously requested and which were set forth in the last issued endorsement to your old policy.

The new Miller/tract exceptions are set forth under the "Tract II" reference in the new policy. It deletes the easements which were referenced in my letter to Lawyers Title Insurance Corporation on December 20, 2007.

IF you have any questions regarding the new policy, please do not hesitate to ask.

Yours very truly,



Richard R. Sayers

am

U:\A CLIENTS\Foray Investments, LLC 4658\South Park Easements 4658-12\Alcorn ltr 3-24-08.doc

Policy of Title Insurance

Lawyers Title Insurance Corporation

Schedule A

Order Number: VW075967AK

Policy Number: A82-0339939

Amount of Insurance: \$3,000,000.00 (Tract I) and \$56,000.00 (Tract II)

Date of Policy: The date shown below or the date of recording of the instruments referred to in Item 3, whichever is the later.

August 26, 2005 at 3:08 p.m. (As to Tract I)

September 27, 2007 at 12:15 p.m. (As to Tract II)

1. Name of Insured

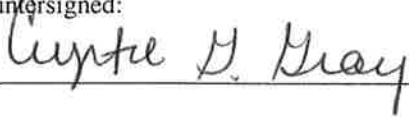
Foray Investments, LLC

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee Simple

3. The estate or interest referred to herein is at date of policy vested in:
Foray Investments, LLC

4. The land referred to in this policy is described in the said instrument and identified as follows:
See attached Exhibit A

Countersigned:



Lawyers Title Insurance Corp.
804 Charles Street
Fredericksburg, VA 22401

Exhibit A

Policy Number: A82-0339939

Located in the County of Roanoke, State of Virginia:

TRACT I:

Parcel I:

BEGINNING at an iron pin, corner 4A, as shown on that certain plat entitled "Plat Showing 1.444 Acres and Being a Portion of the Property of Andrews Properties, a Partnership", dated June 23, 1981, and made by Buford T. Lumsden & Associates, P. C., which point is S. 43 deg. 16' 48" E. 300.15 feet from an iron pin in the southeasterly right of way line of Starkey Road, S. W. (Virginia Secondary Route 904); thence N. 46 deg. 57' 53" E. 284.29 feet to a point, corner 2A; thence S. 43 deg. 02' 02" E. 170.02 feet to an iron pin set, corner 3; thence S. 50 deg. 34' 42" W. 10 feet to an iron pin, corner 3D; thence S. 43 deg. 39' 40" E. 10 feet to an iron pin, corner 3E; thence S. 12 deg. 49' 20" E. 37.01 feet to a point, corner A; thence S. 43 deg. 26' 10" E. 7.46 feet to a point in a concrete retaining wall, corner B; thence with the concrete retaining wall the following courses and distances: S. 29 deg. 49' 20" W. 4.82 feet to corner C; S. 46 deg. 43' 10" W. 109.73 feet to corner D; S. 32 deg. 20' 20" E. 2.47 feet to corner E; S. 46 deg. 13' 16" W. 14.56 feet to corner F; and S. 11 deg. 15' 10" W. 14.63 feet to corner G; thence leaving said retaining wall and with a concrete ditch, S. 47 deg. 50' 40" W. 113.64 feet to corner 11; thence with a new line through the property of Andrews Properties, N. 43 deg. 16' 48" W. 230.14 feet to corner 4A, the point of BEGINNING, and containing 1.444 acres as shown on the above-referenced plat dated June 23, 1981, by Buford T. Lumsden & Associates, P. C. (the "Plat"), a copy of which is of record in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia in Deed Book 1172, page 731; and

TOGETHER WITH a non-exclusive easement for ingress and egress and for the installation and maintenance of utilities (water, sewer, electricity and telephone) upon those certain 12 foot wide driveways (the "Driveways") located upon the tract bounded by corners 1, 2, 2A and 4A as shown on the plat ("Building No. 1 Tract") which appears of record in Deed Book 1068, page 106, and as shown hatched thereon. The grant of this easement is subject to the covenants and conditions set forth in Deed Book 1474, page 44.

ALSO TOGETHER WITH all right, title and interest in that certain parcel described as Roanoke County Tax Appraisal No. 87.07-1.31.1, containing 0.07 acre, acquired by South Park Roanoke Limited Company by Quit-claim Deed dated July 25, 1995, of record in the aforesaid Clerk's Office in Deed Book 1480, page 934.

Parcel II

All of that certain parcel of land containing 0.480 acres and known as Roanoke County Tax #87.07-1-36, designated as Parcel #1 on plat showing property (0.921 acres) to be conveyed to A & M Enterprises, LLC by Earl S. Cunningham and Emma S. Cunningham, made by Lumsden Associates, P. C., Engineers-Surveyors-Planners, dated May 24, 1994, a copy of which said plat is recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia in Deed Book 1447, page 695; and

TOGETHER WITH that certain 12 foot right-of-way or easement from the above described parcel of property to Route 419 (Electric Road) as same has been relocated by agreement dated May 25, 1994, which said agreement is recorded in the aforesaid Clerk's Office in Deed Book 1447, page 687 and which said easement is shown on a plat showing proposed location of new 12 foot road R/W easement and portion of existing 12 foot R/W to be abandoned over the property of A & M Enterprises, LLC, made by Lumsden & Associates, P. C., Engineers-Surveyors-Planners, dated May 24, 1994, a copy of which said plat is recorded in the aforesaid Clerk's Office in Deed Book 1447, page 690; and

TOGETHER WITH that certain New Private 20' Drainage Easement and New Private Variable Width Grading Easement, more particularly shown on plat by Lumsden Associates, P. C. dated May 7, 2004, which is attached to and made a part of Deed of Easement dated August 9, 2004, recorded in the Clerk's office aforesaid as Instrument Number #200414998.

TRACT II:

All that certain lot or parcel of land located in the County of Roanoke, Virginia, and more particularly described as follows, to-wit:

New Parcel 2 (0.885 acres) as shown on Plat Showing "Resubdivision" of Parcel 1 (5.36 acres, P.B. 11, Pg 50) Property of Old Heritage Corporation and a 2.08 acre Tract Property of Darrell W. McCall Creating Hereon New Parcel 1-A1 (6.555 acres) and new

Parcel 2 (0.885 acres) Cave Spring Magisterial District dated July 16, 1995, prepared by Vincent K. Lumsden, Land Surveyor, recorded in the Clerk's office of the Circuit court of the County of Roanoke, Virginia in Plat Book 18, at Page 29, and

TOGETHER with that certain easement as set out in deed dated August 3, 1981, and recorded in Deed Book 1172, at page 727, in the aforementioned Clerk's office, and

TOGETHER with that certain easement as set out in deed dated March 9, 1983, and recorded in Deed Book 1190, at Page 859, in the aforementioned Clerk's office.

BEING the same property conveyed to Foray Investments, LLC by deed from Richard R. Sayers, Substitute Trustee, dated September 27, 2007, and recorded as Instrument 200715237, in the Clerk's office of the Circuit Court of Roanoke County, Virginia.

Schedule B

Policy Number: A82-0339939

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

TRACT I:

1. Taxes for the second half of the year 2005 and subsequent years.
2. Rights of others in and to the use of the appurtenant easement(s) set out in the description under Schedule A hereof.
3. Rights of tenants in possession under unrecorded leases.
4. Deed of Trust from Foray Investments, LLC to Greg E. Feldmann and Daniel D. Hamrick, trustee(s), dated August 26, 2005, of record as Instrument No. 200514540 showing the beneficiary named therein to be FNB Salem Bank & Trust.
5. The following matters as shown on ALTA/ACSM Land Title Survey made by Lumsden Associates, P.C., dated July 20, 2007:
 - a. Existing APCO easement (DB 1095, pg. 431), crossing the easterly portion of Parcel I.
 - b. Existing APCO easement (DB 1458, pg. 1555 and DB 1460, pg. 19) crossing the northwesterly portion of Parcel I.
 - c. Existing 10' roadway right-of-way (DB 160, pg. 406) crossing the northerly portion of Parcel I.
 - d. Existing APCO easement (DB 1447, pg. 695) crossing the southwesterly portion of Parcel II.
 - e. Existing underground storm drain storage located upon Parcel II.
 - f. Existing water line easement (DB 1166, pg. 3, and DB 1157, pg. 351) crossing the appurtenant easement area.
 - g. Existing variable width grading easement (Inst. No. 200414998) located partially upon the appurtenant easement area.
 - h. Location of 20' drainage easement (Inst. No. 200414998).
 - i. Location of existing 12' driveway, ingress/egress and utility easements (D.B. 1468, pg. 106, DB 1172, pg. 727 and DB 1474, pg. 44).

AS TO PARCEL I:

6. Restrictions and other matters, if any, recorded in Deed Book 1474, page 44, Deed Book 1223, page 231 and Deed Book 1068, page 88.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

7. The following easements granted Appalachian Power Company:
 - A. Instrument from William L. Andrews, III, et al, dated June 12, 1978, recorded in Deed Book 1095, page 431.
8. Easement granted W. W. Warner from C. T. Lockett, et ux, dated July 19, 1926, recorded in Deed book 160, page 406.
9. Easement granted The Board of Supervisors of Roanoke County, Virginia from Andrews Properties dated April 3, 1981, recorded in Deed Book 1166, page 3.
10. Easement granted Roanoke Associates from Andrews Properties dated August 3, 1981, recorded in Deed Book 1172, page 727.
11. Lease Agreement by and between K. B. Graham Builder, Inc. t/a Professional Park and The Prudential Insurance Company of America dated September 9, 1975, recorded in Deed Book 1031, page 599.

AS TO PARCEL II:

12. Easement granted Appalachian Electric Power Company from Buster S. Stump, et ux, by instrument dated November 3, 1938 recorded in Deed Book 267, page 580.
13. Easement granted the Roanoke County Board of Supervisors by instrument from Emma S. Cunningham and Earl S. Cunningham dated September 16, 1980, recorded in Deed Book 1157, page 351.
14. Overhead utility line(s) crossing insured premises as shown on the plat of survey prepared by Lumsden Associates, P.C., dated May 24, 1994, recorded in Deed Book 1447, page 695.

AS TO NEW PRIVATE 20' DRAINAGE EASEMENT AND NEW PRIVATE VARIABLE WIDTH GRADING
EASEMENT APPURTENANT TO PARCEL II:

15. Easement granted Appalachian Power Company from Robert C. Bell, et ux, by instrument dated September 30, 1975 recorded in Deed Book 1029, page 468.
16. Easement granted Appalachian Power Company from A & M Enterprises, L.L.C. by instrument dated September 16, 1994 recorded in Deed Book 1458, page 1555.
17. Deed of Trust from A & M Enterprises, L.L.C. to Bradley D. McGraw and G. Richard Webster, trustee(s), dated January 28, 1994, of record in Deed Book 1434, page 233. Assignment recorded as Instrument No. 200219940.
18. Nondisturbance and Attornment Agreements recorded in Deed Book 1449, page 488 and Deed Book 1449, page 493.
19. Deed of Trust from A & M Enterprises, L.L.C. to Bradley D. McGraw and S. Cabell Dudley, Jr., trustee(s), dated October 13, 1994, of record in Deed Book 1459, page 1028, re-recorded in Deed Book 1465, page 1281. Assignments recorded as Instrument Nos. 200219939 and 200219938.
20. Assignment of Leases and Rents recorded in Deed Book 1459, page 1032.
21. Deed of Trust from A & M Enterprises, L.L.C. to James O. Beckner, II and Charles M. McGuire, trustee(s), dated March 26, 2003, of record as Instrument No. 200306756.

TRACT II:

22. Taxes for the second half of year 2007 and all taxes for subsequent years.
23. Rights or claims of parties in possession, easements or claims of easements, and any matters as would be disclosed by a current accurate survey and inspection of the premises.
24. Any lien or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
25. Rights of others in and to the use of the appurtenant easements set forth under Exhibit A hereof.
26. Easement from Andrews Properties and others to The Board of Supervisors of Roanoke County, Virginia, dated April 14, 1988, and recorded in Deed Book 1285, at Page 1678.
27. Easement from C. T. Lockett and Alice S. Lockett to Warfield Strickler and Letitia Strickler dated November 21, 1927 and recorded in Deed Book 171, at Page 443.
28. Easement from C. T. Lockett and Alice S. Lockett to W. W. Warner, dated July 19, 1926, and recorded in Deed Book 160, at Page 406.
29. Easement from K. B. Graham Builder, Inc. to APCO dated October 1, 1973, and recorded in Deed Book 984, at Page 784.
30. Easement from William L. Andrews, III and other to APCO dated June 12, 1978, and recorded in Deed Book 1095, at Page 431.
31. Easement from Andrews Properties to the Board of Supervisors of Roanoke County, Virginia, dated April 3, 1981, and recorded in Deed Book 1166, at Page 3.
32. Restrictions and other matters, if any, recorded in Deed Book 46, at Page 3454 and Deed Book 48, at page 102.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin as provided in 42 U.S.C. Section 3604, unless and only to the extent that the covenant (a) is not in

violation of state or federal law, (b) is exempt under 42 U.S.C. Sec. 3607, or (c) relates to a handicap, but does not discriminate against handicapped people.

THIS POLICY REPLACES THE ORIGINAL ISSUE OF POLICY NUMBER A82-0339939

Summary

South Park Property

4504 Starkey Road, Roanoke, VA 24018

- 2.87± Ac. (4 Tracts)
- Zoned C-1 & C-2
- Built 1974
- 2.5 Stories & Penthouse
- HVAC - Electric Chillers - Heating / AC
- 15,899± SF First Floor
15,318± SF Second Floor
3,520± SF Third Floor
- Penthouse - 2,600± SF Office
- 138 On-Site Parking Spaces
- Property Adjacent To 79K SF Carilion
Wellness Fitness Center

Total SF = 34,850± SF

Call Woltz & Associates, Inc. for
more information 540-342-3560

Square Footage based on Lasertech Floor Plans

Contact

***David Boush, Associate Broker
540.871.5810 (mobile)***

***Jim Woltz, Broker
540.353.4582 (mobile)***

**Woltz & Associates, Inc.
Real Estate Brokers & Auctioneers
23 Franklin Road SW
Roanoke, VA 24011
540.342.3560**

woltz.com

