

FOR SALE BY OWNER

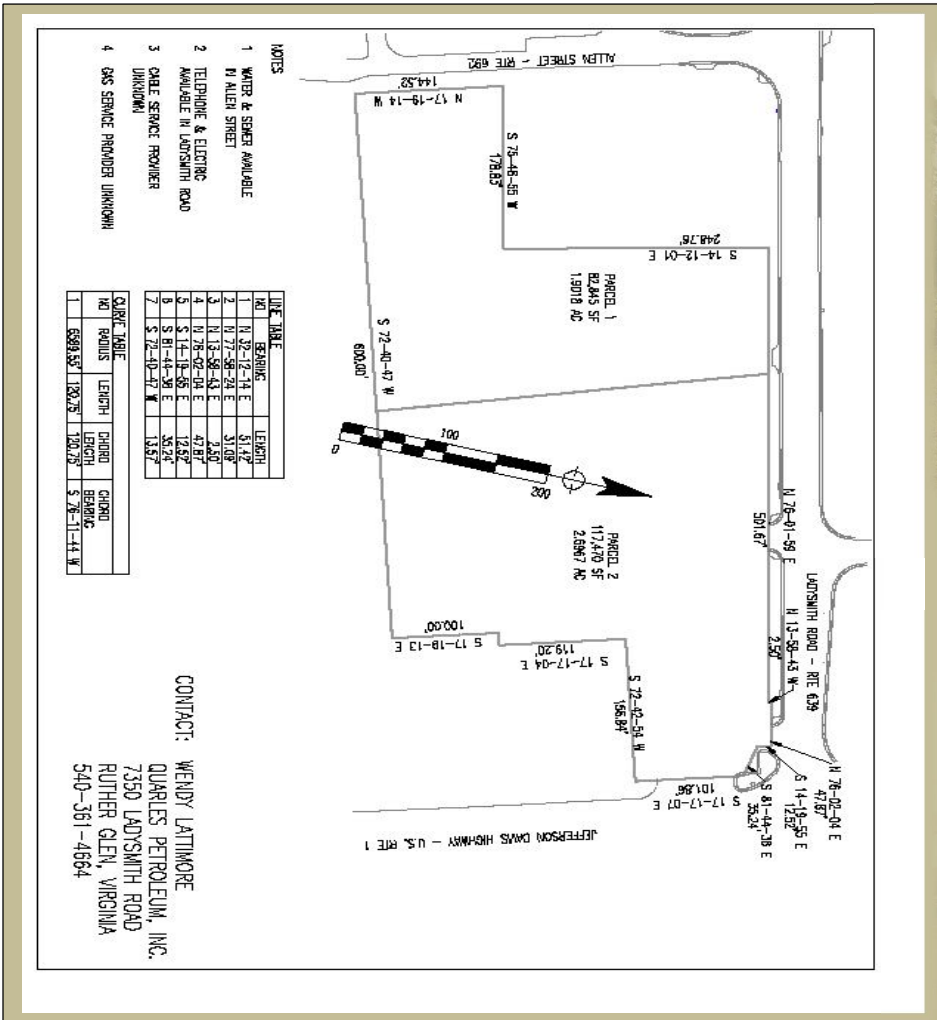
**4.59 ACRES – ZONED COMMERCIAL IN THE HEART OF LADYSMITH
AT THE CORNER INTERSECTION OF ROUTE 1 AND LADYSMITH ROAD**

7350 LADYSMITH ROAD

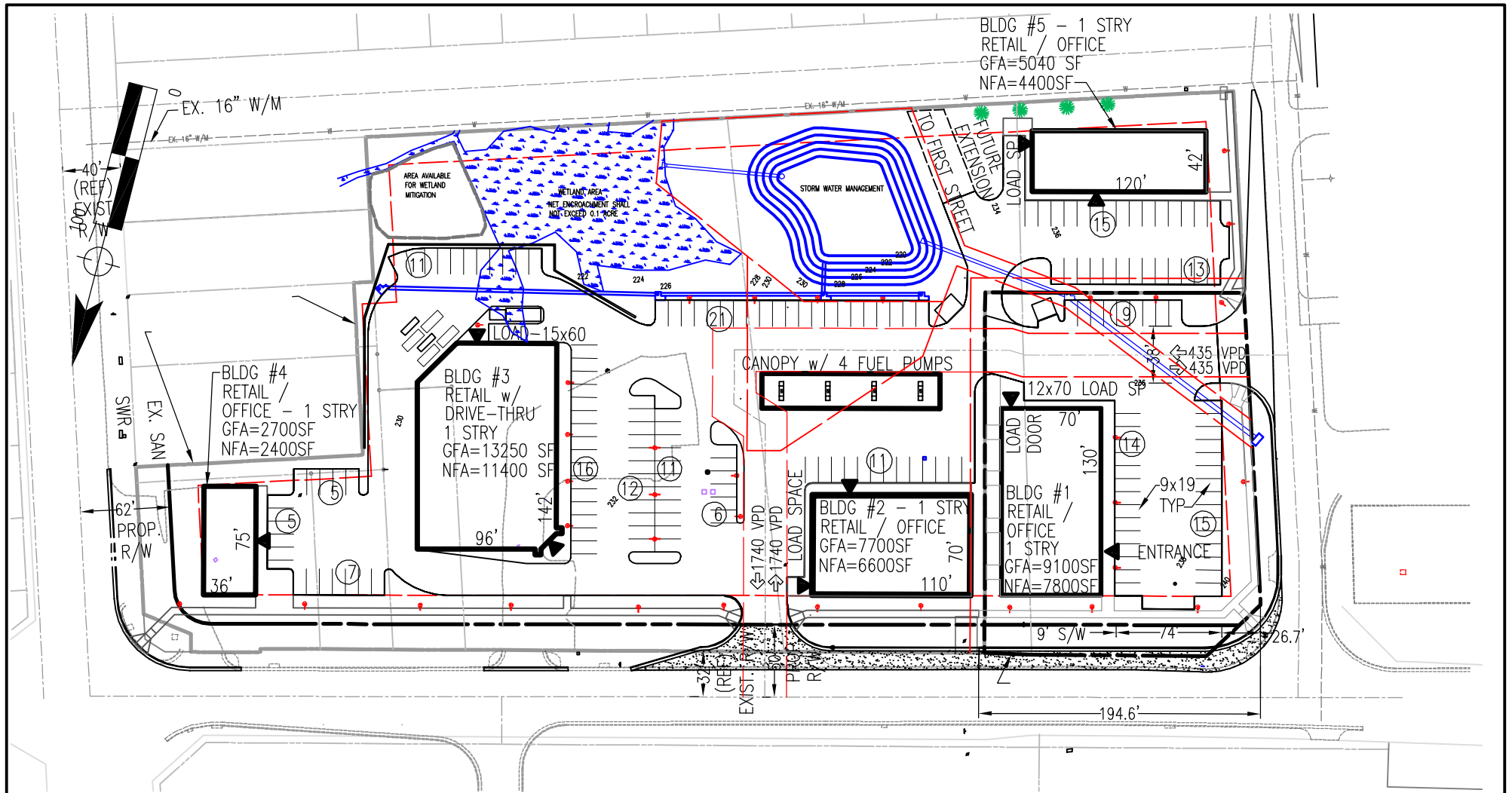
OFFERED AT \$775,000

(Parcel 2 – 2.69 acres - \$500,000)

(Parcel 1 – 1.90 acres - \$275,000)

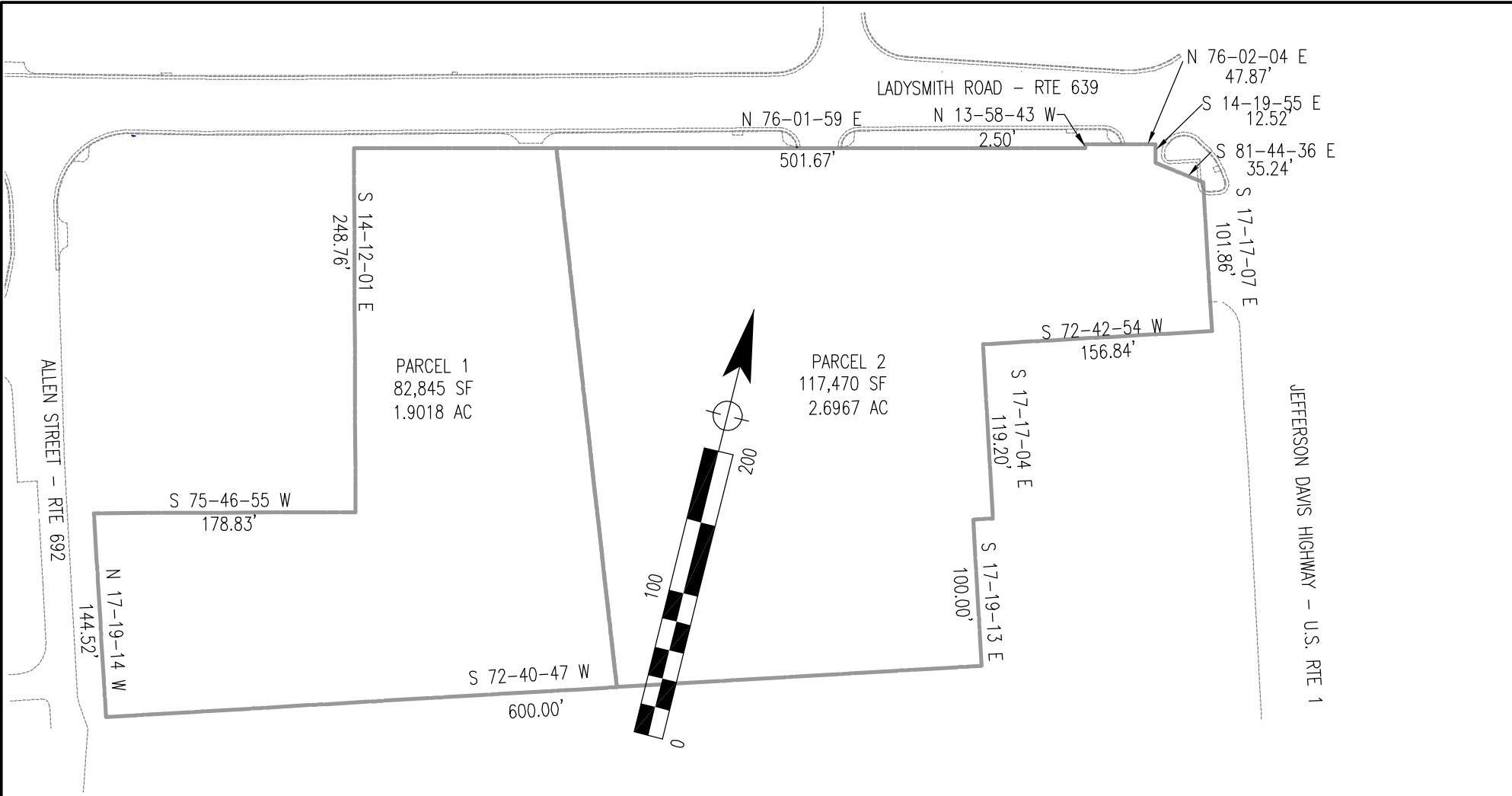


Contact:
Wendy Lattimore
540-361-4664
wlattimore@quarlesinc.com



7350 LADYSMITH ROAD
 GENERAL DEVELOPMENT PLAN
 ZONE B-1 COMMERCIAL
 JUNE 21, 2011
 SCALE: 1" = 100'

PARKING TABULATIONS			
USE	NFA SF	REQUIRED @ 5 PER 1,000	PROVIDED
RETAIL/OFFICE	32600	163	171



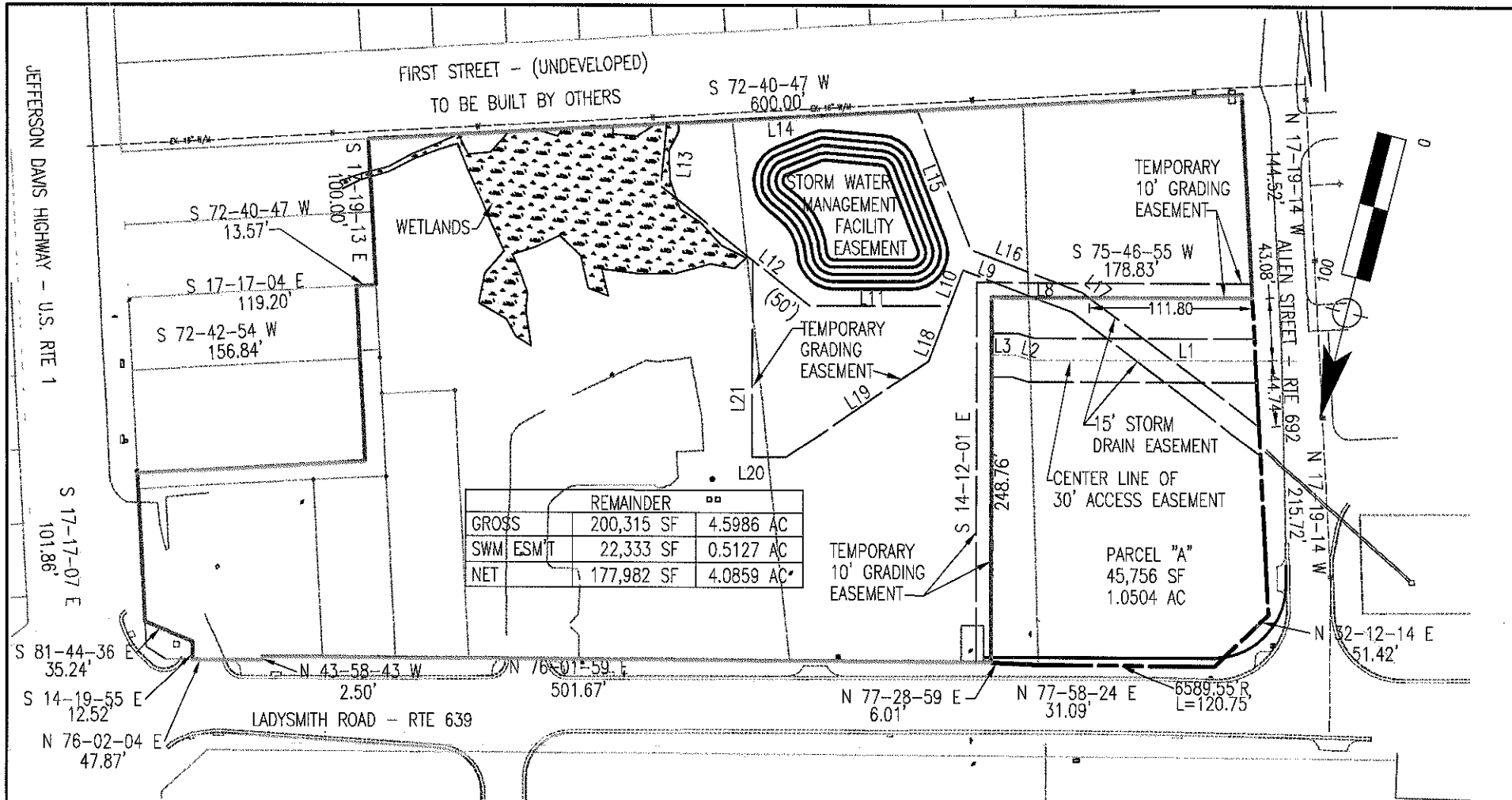
NOTES

- 1 WATER & SEWER AVAILABLE IN ALLEN STREET
- 2 TELEPHONE & ELECTRIC AVAILABLE IN LADYSMITH ROAD
- 3 CABLE SERVICE PROVIDER UNKNOWN
- 4 GAS SERVICE PROVIDER UNKNOWN

LINE TABLE		
NO	BEARING	LENGTH
1	N 32-12-14 E	51.42'
2	N 77-58-24 E	31.09'
3	N 13-58-43 E	2.50'
4	N 76-02-04 E	47.87'
5	S 14-19-55 E	12.52'
6	S 81-44-36 E	35.24'
7	S 72-40-47 W	13.57'

CURVE TABLE				
NO	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
1	6589.55'	120.75'	120.75'	S 76-11-44 W

CONTACT: WENDY LATTIMORE
 QUARLES PETROLEUM, INC.
 7350 LADYSMITH ROAD
 RUTHER GLEN, VIRGINIA
 540-361-4664



REMAINDER		
GROSS	200,315 SF	4.5986 AC
SWM ESM/T	22,333 SF	0.5127 AC
NET	177,982 SF	4.0859 AC

METES & BOUNDS FOR ACCESS EASEMENT CENTERLINE

L1	153.18'	N 75-46-55 E
L2	11.71'	S 88-32-20 E
L3	16.71'	N 75-47-59 E

METES & BOUNDS FOR STORM WATER MANAGEMENT FACILITY EASEMENT

L8	37.74'	N 75-46-55 E
L9	52.15'	S 83-33-11 E
L10	26.37'	N 06-26-49 E
L11	96.26'	S 65-39-06 E
L12	130.57'	S 08-55-29 E
L13	42.95'	S 08-55-29 E
L14	172.57'	S 72-40-47 W
L15	101.67'	N 35-21-35 W
L16	81.71'	N 83-33-11 W
L17	5.99'	N 67-15-44 W

METES & BOUNDS FOR TEMPORARY GRADING EASEMENT FOR SWM FACILITY

L18	40.42'	N 06-26-49 E
L19	117.58'	N 42-04-55 E
L20	22.98'	N 75-47-59 E
L21	134.33'	S 14-12-01 E

7350 LADYSMITH ROAD
 REMAINDER
 "EXHIBIT A"
 SEPTEMBER 1, 2011
 SCALE: 1" = 100'