

Tract A (known as the AT&T Building)

AT&T Building Improvement Description: The AT&T Building is a former car dealership showroom that is presently used to house an engineering office and telephone switch equipment. It may be generally described as follows (*the appraiser notes that he did not do an interior inspection of this property and so the most probable type of interior improvements are described below*):

General:

Style/Type:	One story retail building (used as an office & to house telephonic equipment)
Actual Age:	Circa 1985
Effective Age:	5 years
Typical Life Expectancy:	40 years
Remaining Economic Life:	35 years
Gross Building Area:	4,200 SF (measured & from lease)

Construction Features:

Foundation:	Concrete
Exterior Framing:	Block
Exterior Walls:	Block
Interior Walls:	Drywall
Floors:	Concrete
Roof:	Believed to be steel joist, steel deck w/ rubber membrane cover (age & condition unknown; not inspected)
Ceiling:	Suspended grid
Lighting:	Recessed fluorescent
HVAC:	Central systems: f/a gas heat; electric a/c
Sprinkler:	Unknown



Hughes Supply
3F¹ Rural Acres Drive
Beckley, WV 25801



Center Drive Lane / Parking



AT&T Building – Front / Side View

Hughes Supply
3F Rural Acres Drive
Beckley, WV 25801



Rural Acres Drive (west)



Rural Acres Drive (east)

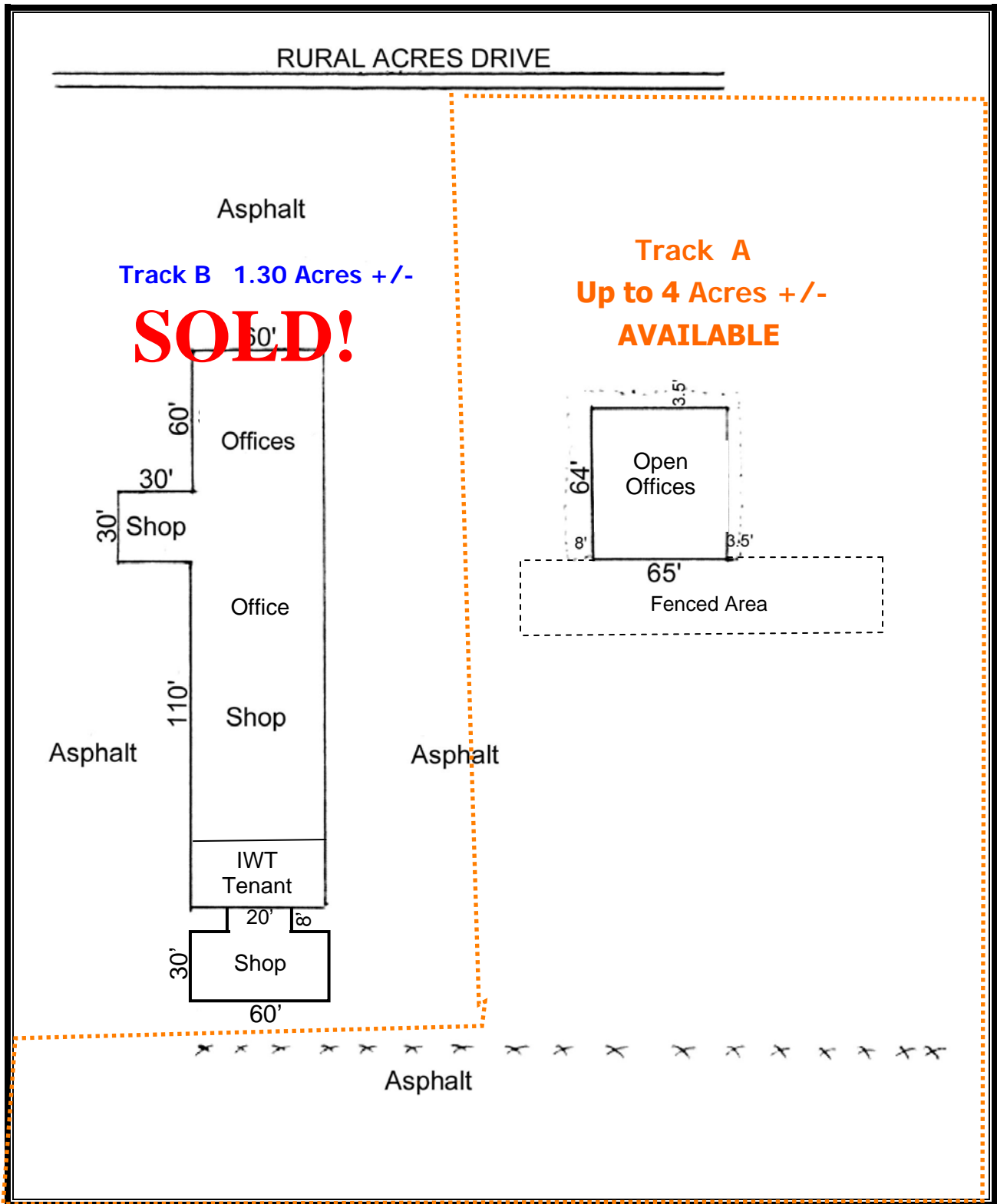
Hughes Supply
3F¹ Rural Acres Drive
Beckley, WV 25801



Pre-engineered Drainage



New Water Line



SOLD!

**Track A
Up to 4 Acres +/-
AVAILABLE**

Plot Plan

Aerial Views



Property Deed

BETTY RIFFE
RALEIGH County 10:09:01 AM
Instrument No 50230163
Recorded Date 07/19/2006
Document Type DEED
Book-Page 5023-0163
Rec/Add Fee 10.00 1.00
Transfer Tax 5060.00

JAMES C. BARNESHIP
P.O. BOX 326
FAYETTEVILLE, WV 25940-

THIS DEED, Made and entered into this 19th day of July, 2006, by and between **L & S MOTORS OF BECKLEY, INC.**, a West Virginia corporation, party of the first part; and **HUGHES SUPPLY CO.**, a West Virginia limited liability company, party of the second part;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations not herein mentioned, the said party of the first part does hereby grant, bargain, sell and convey, with covenants of **GENERAL WARRANTY**, unto the said party of the second part, all those certain lots or parcels of land, with any appurtenances thereunto belonging, which are situate in Town District, Raleigh County, West Virginia, and shown on a map entitled "PLAT SHOWING PROPERTY TO BE CONVEYED TO BECKLEY TOYOTA, INC. FROM DEWEY A. CAMPBELL SITUATE IN TOWN DISTRICT RALEIGH COUNTY WEST VIRGINIA SCALE: 1" = 100' MAY 1985 Prepared by: G. A. TICE INCORPORATED CONSULTING ENGINEERS, BECKLEY, WEST VIRGINIA", which map is of record in the office of the Clerk of the County Commission of Raleigh County, West Virginia, in Map File 1-100A, and reference to which is hereby made, which tracts are more particularly bounded and described as follows:

TRACT NO. 1:

BEGINNING at a 3/4" iron rod set on the southern right of way line of Rural Acres Drive, said point being a corner with Augustine and Dixie Hovanski; thence with Rural Acres Drive N. 36 59 E. 368.87 feet to a railroad spike; thence N. 38 57 E. 32.03 feet to a railroad spike; thence N. 41 40 E. 25.97 feet to a 3/4" iron rod set, a corner to Franklin L. & Peggy Ann Williams; thence leaving Rural Acres Drive, S. 38 04 E. 644.94 feet to a locust post, corner to Velma C. and James D. Bloxton and in line of Elizabeth Pachuta; thence with line of Pachuta S. 27 32 W. 140.36 feet to a locust post; thence S. 28 41 W. 247.35 feet to a locust post, corner to Augustine & Dixie Hovanski; thence with line of Hovanski N. 42 51 W. 695.98 feet to the place of Beginning and containing 6.011 acres more or less.

TRACT NO. 2:

BEGINNING at a point in the northern right of way of Rural Acres Drive, said point being located N. 42 51 W. 40.64 feet from the place of beginning of Tract 1; thence N. 42 51 W. 14.15 feet to a point in the southern right of way of the Old Quinnamont Road, now abandoned; thence with the old Quinnamont Road N. 29 37 E. 42.76 feet to a point; thence N. 57 55 E. 54.26 feet to a point in the northern right of way of Rural Acres Drive; thence with Rural Acres Drive S. 36 57 W. 95.58 feet to the Beginning, containing 0.028 acres, more or less.

TRACT NO. 3

BEGINNING at a point in the northern right of way line of Rural Acres Drive, said point being located N. 88 13 W. 51.75 feet from a 3/4" iron rod set at the northeast corner of Tract 1; thence with Rural Acres Drive, S. 38 57 W. 27.39 feet to a point; thence S. 36 59 W. 83.19 feet to a point; thence with the southern right of way of Old Quinnamont Road, now abandoned N. 14 09 E. 20.96 feet to a point; thence N. 30 34 E. 33.10 feet to a point; thence N. 49 19 E. 59.73 feet to the place of Beginning, containing 0.017 acres, more or less.

Being the same real estate which was conveyed to the said party of the first part from Beckley Toyota, Inc., a West Virginia corporation, by deed dated February 2, 1993, and recorded in said Clerk's office in Roll 35, at page 317.

This conveyance is made and accepted subject to all reservations, exceptions, stipulations, conditions and easements heretofore made, granted or reserved by all predecessors in title to the real estate herein conveyed, except any pertaining to race, color or creed.

The parties do hereby declare as follows:

1. The purchaser of the said real estate is Hughes Supply Co., whose mailing address is 130 Center Street, P. O. Box 99, Pax, West Virginia 25904.
2. The real estate conveyed by this document is shown on Tax Map 1004 at Parcels 0054 and 0055.

DECLARATION OF CONSIDERATION OR VALUE

The said party of the first part does hereby declare that the total consideration for the property transferred by the document to which this declaration is appended is \$1,150,000.00.

IN WITNESS WHEREOF, L. & S Motors of Beckley, Inc., a West Virginia corporation, has caused its named to be signed hereto and its corporate seal hereunto duly affixed, all by authority duly given, the day and year first above written.

L. & S MOTORS OF BECKLEY, INC., a West Virginia corporation,

By *Luther LaFon*
Its *President*

STATE OF WEST VIRGINIA,

COUNTY OF Raleigh , to-wit:

I, Sandy L Plumley , a Notary Public in and for said Raleigh County, do hereby certify that Luther Larry LaFon , who signed the writing above and hereto annexed, for L. & S Motors of Beckley, Inc., a West Virginia corporation, dated the 19th day of July, 2006, has this day acknowledged the same to be the act and deed of said corporation.

I further certify that my commission as a Notary Public will expire on the 2nd day of May , 2011.

Given under my hand this 19th day of July, 2006.



Sandy L Plumley
Notary Public

This instrument was prepared by Charles S. Piccirillo, Shaffer & Shaffer, PLLC, 330 State Street, Madison, West Virginia 25130, without benefit of title examination.

Aerial View

