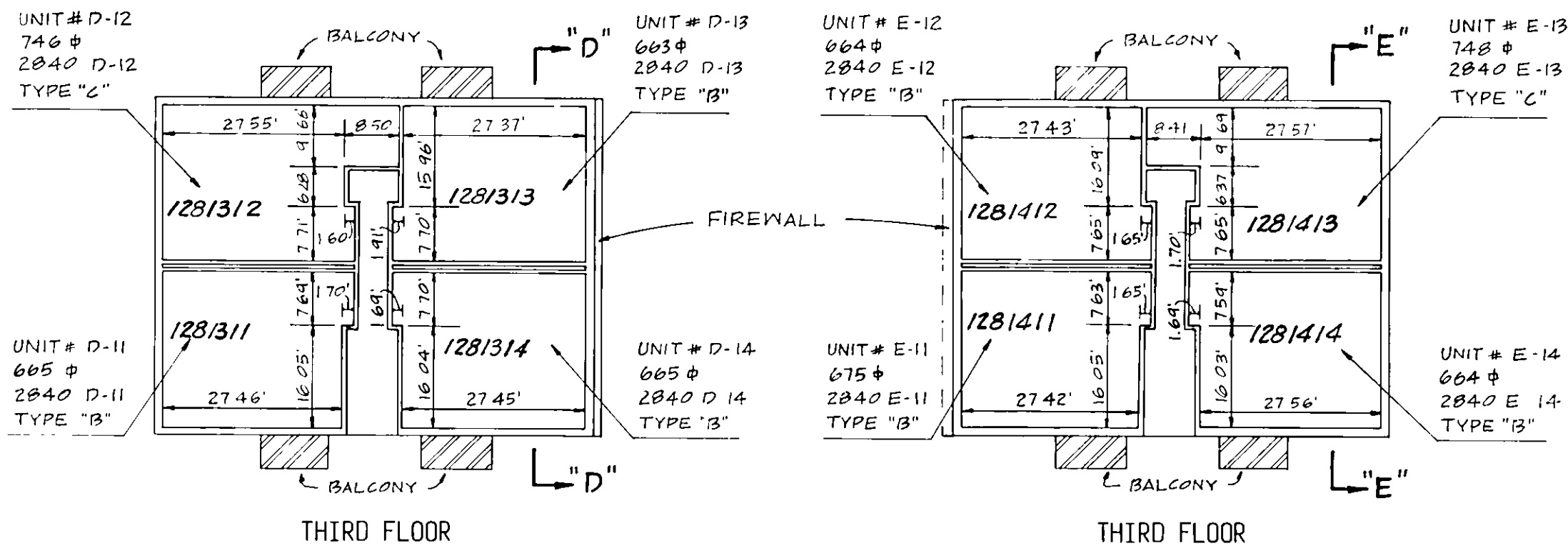


ENGINEER'S CERTIFICATE

I, GUY W. BUFORD, A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAT, EXHIBIT "A", ACCURATELY SHOWS THE UNITS DELINEATED AND COMPLIES WITH THE PROVISIONS OF SECTION 55-79.58, PARAGRAPH (B) OF THE CONDOMINIUM ACT. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. GIVEN UNDER MY HAND THIS 27 DAY OF FEB, 1981.

Guy W. Buford
GUY W. BUFORD, P. E.



LEGEND

1. VERTICAL DATUM U.S.G.S. MEAN SEA LEVEL
2. DENOTES LIMITED COMMON ELEMENT (L.C.E.)
3. DENOTES GENERAL COMMON ELEMENT
4. 2840-A-1 DENOTES STREET ADDRESS
5. 664 # DENOTES FLOOR AREA (SQ. FT.)

NOTE:

1. INCLUDED AS A PART OF EACH UNIT IS THE PLASTER WALL COVERING, ENCLOSING SUCH UNIT WHICH IS ASSUMED TO BE 1/2" THICK. ALL DIMENSIONS SHOWN ON THIS PLAT ARE INTERIOR DIMENSIONS CALCULATED FROM INSIDE OF WALL STRUCTURE TO INSIDE OF WALL STRUCTURE.

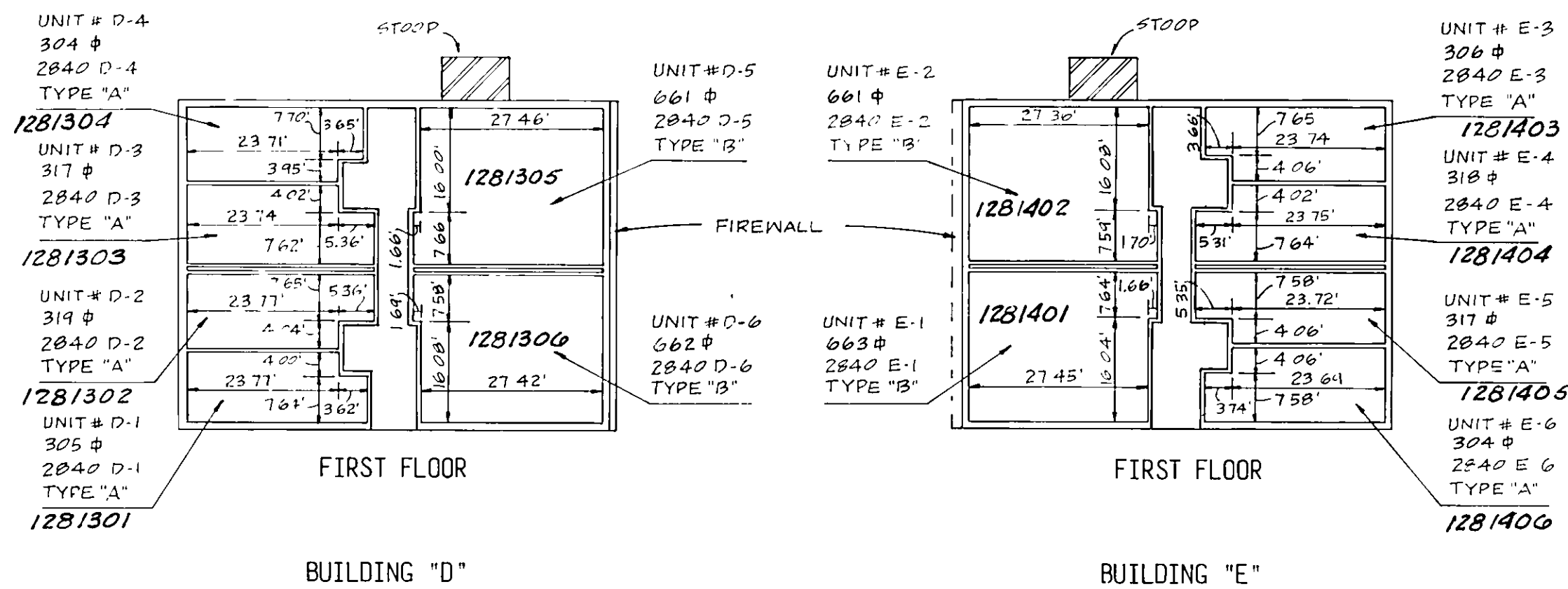
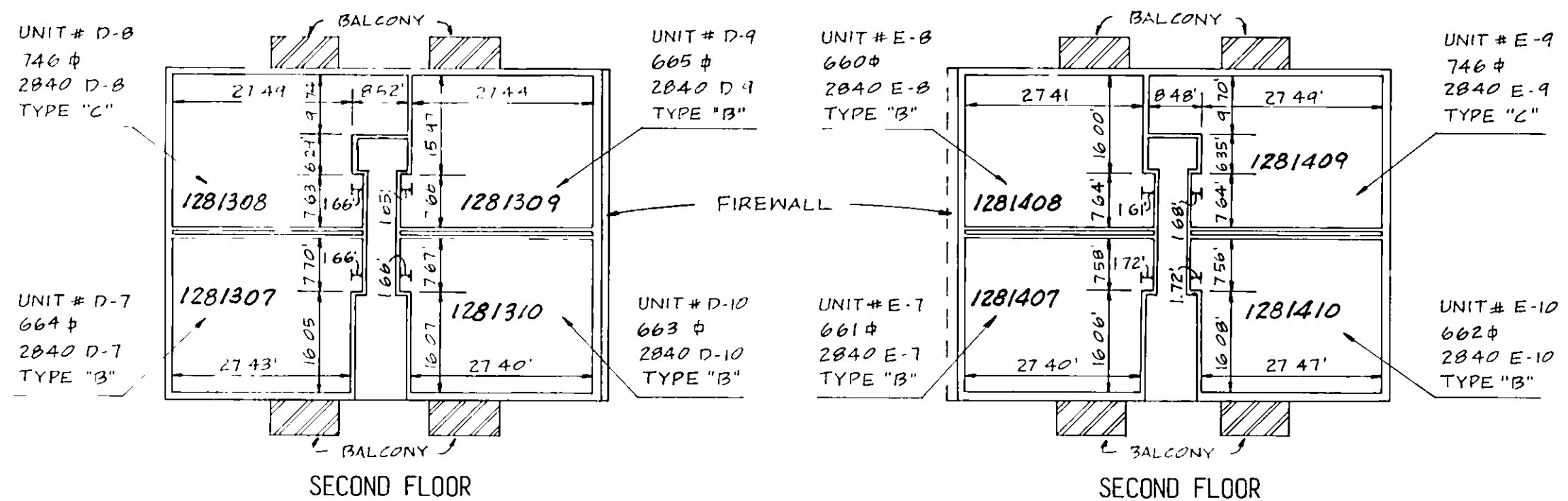


EXHIBIT "A"
RUXTON CONDOMINIUMS
OWNER
**RUXTON ASSOCIATES,
A LIMITED PARTNERSHIP**
SITUATED ALONG COLONIAL AVE. SW.
ROANOKE, VIRGINIA
SCALE: 1" = 20' DATE: 23 FEB. 1981
BUFORD T. LUMSDEN & ASSOCIATES, P.C.
CERTIFIED LAND SURVEYORS
ROANOKE, VIRGINIA