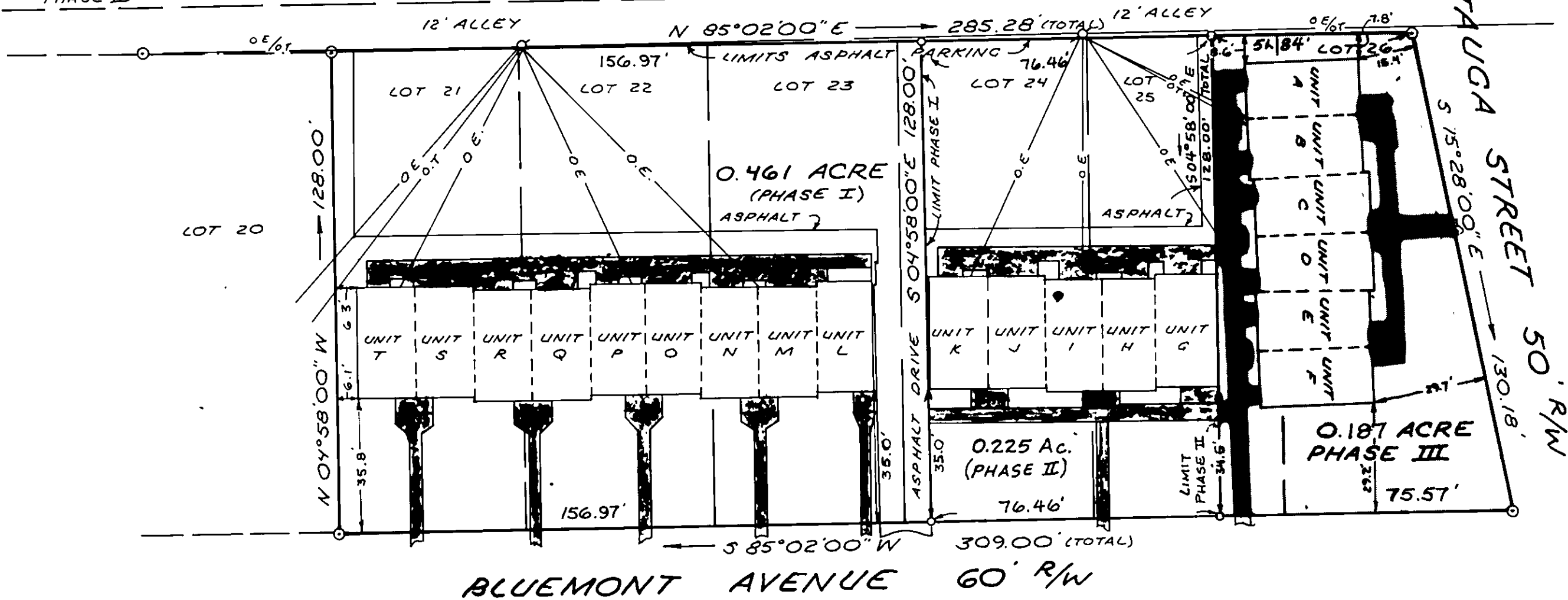


TOTAL ACREAGE - 0.873 ACRE
 PHASE I - 0.461 ACRE
 EXPANDABLE AREA - 0.187 ACRE
 PARKING SPACES - 18 (PHASE I)
 9 (PHASE II)
 PHASE II - 0.225 ACRE
 PHASE III - 0.187 ACRE

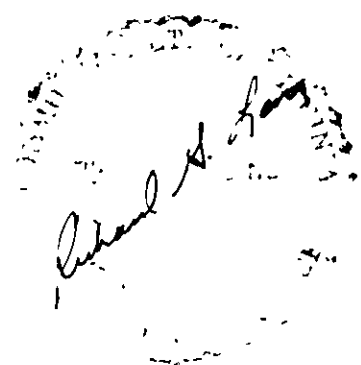


MAP OF GHEAT REALTY CO.

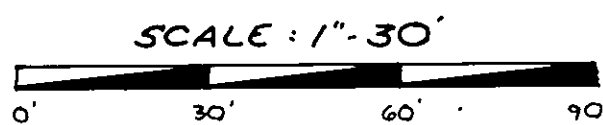
I HEREBY CERTIFY THAT THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION CONSISTING OF TWO (2) SHEETS, IS CORRECT. THAT IT IS A SUBDIVISION OF LAND AND BUILDINGS ENTITLED RALEIGH PLACE, PHASE II AS RECORDED AMONG THE LAND RECORDS OF THE CITY OF ROANOKE, VIRGINIA IN DEED BOOK 1597, PAGE 1266 AND OF IMPROVEMENTS LOCATED THEREON CONSISTING OF THREE (3) BUILDINGS CONTAINING TWENTY (20) UNITS AND THAT IT HAS BEEN PREPARED PURSUANT TO AND IN COMPLIANCE WITH THE REQUIREMENTS AND PROVISIONS OF CHAPTER 4.2 IN TITLE 55-79, 58 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, I.E. "THE CONDOMINIUM ACT".

I FURTHER CERTIFY THAT THE LOCATIONS AND DIMENSIONS OF ALL EXISTING IMPROVEMENTS HAVE BEEN CAREFULLY ESTABLISHED BY A TRANSIT / TAPE SURVEY AND THAT, UNLESS OTHERWISE SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS. WE FURTHER CERTIFY THAT ALL CONDOMINIUM UNITS, OR PORTIONS THEREOF, DEPICTED ON THIS PLAT AND PLAN OF CONDOMINIUM SUBDIVISION HAVE BEEN SUBSTANTIALLY COMPLETED. THE TOTAL AREA INCLUDED WITHIN THE BOUNDS OF RALEIGH PLACE, PHASE III IS 0.187 ACRES OF LAND.

Robert S. Lang 1/16/89
 ROBERT S. LANG, L.S. (1603) DATE



IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE CITY OF ROANOKE, VIRGINIA, THIS MAP WAS PRESENTED ON THIS 7 DAY OF February, 1989, AND WITH THE CERTIFICATES OF DEDICATION AND ACKNOWLEDGEMENTS THERETO ATTACHED, IS ADMITTED TO RECORD AT 2:40 O'CLOCK P.M. PATSY TESTERMAN, CLERK
 TESTEE: Shirley Johnson
 CLERK



ENGINEER'S CERTIFICATE

I, Richard H. Lang, P.E., A REGISTERED ENGINEER IN THE COMMONWEALTH OF VIRGINIA, HEREBY CERTIFY THAT THIS LOCATION PLAT 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 ON THIS 16th DAY OF JANUARY, 1989.

NOTES

1. INCLUDED AS PART OF EACH UNIT IS THE DRYWALL COVERING ENCLOSING SUCH UNIT. ALL INTERIOR DIMENSIONS SHOWN ON THIS PLAT ARE MEASURED TO THE INSIDE FACE OF WALLS.
2. ALL VERTICAL DIMENSIONS ARE MEASURED FROM SUBFLOOR TO BOTTOM OF JOISTS.
3. UNIT DIMENSIONS SHOWN ARE TYPICAL AND ARE BASED UPON THE MEDIAN OF FIELD MEASUREMENTS OF ALL UNITS. SUBSTANTIALLY ALL DIMENSIONS FALL WITHIN A TOLERANCE OF .08 FEET OF THOSE SHOWN.
4. UNIT FLOOR AREAS ARE BASED ON THE BUILDING PLANS AND ARE WITHIN ONE PERCENT (1%) OF THE ACTUAL AREAS.

LEGEND

- SURVEYED PROPERTY LINE
- DEED LINE
- OVERHEAD UTILITIES
- UTILITY POLE
- SURVEYED TIE LINE
- EXISTING IRON FOUND
- SHADING DENOTES CONCRETE

NOTES

1. LEGAL REFERENCE: DEED BOOK 1227 PAGE 743
2. TAX MAP NUMBER: 1331321
3. PROPERTY NOT IN ANY HUD FLOOD HAZARD ZONE.

EXHIBIT 'A'
RALEIGH PLACE
 SITUATE AT THE INTERSECTION OF
 BLUEMONT AVENUE & WAUTAUGA ST.
 CITY OF ROANOKE, VIRGINIA
 SURVEYED MAY, 1988
 JOB NUMBER 987
 SHEET 1 OF 2
 JANUARY 13, 1989 - PHASE III (0.187 AC.)